

Mr Ryan Stevens
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Our Ref: PL/24/1633

Your Ref:

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2 April 2025

Your contact is: Julie Williams, Planning

Dear Philippa or Ryan,

TOWN AND COUNTRY PLANNING ACT 1990

Planning Application Ref: PL/24/1633

Application Type: Approval of details reserved by a condition

Address: PARK LANE PRIMARY SCHOOL (INFANTS & JUNIOR DEPARTMENTS),
TILEHURST, READING, RG31 5BD

Proposal: Application for Approval of Details:

C6 (Car Park Management Plan) of application 231707

C7 (Cycle Parking) and C8 (Car Park Management Plan) of application 231644.

I refer to your application as described above. You will recall that there was discussion about being able to apply for approval of information submitted to meet planning conditions on two different sites, as in this case. My original advice was to not do this and I was going to add the information provided for C7 & C8 for 231644 to the application decision for PL/24/0936. However, meanwhile our admin team proceeded with the applications as submitted and so I have chosen, for the sake of simplicity, to let this application stand and attempt to marry it up with the respective applications.

Cycle Parking Provision

Condition 7 of 231644 for the new classrooms at the Infants school states:

The modular unit hereby approved shall not be occupied until a plan showing how cycle parking spaces, in accordance with the Council's Standards for cycle parking provision, which is a ratio of 1 space per 5 FTE staff and 1 space per 15 pupils (years 1-3) and 1 space per 10 pupils (years 4-6) can satisfactorily be provided on site, is submitted to and been approved in writing by the Local Planning Authority.

The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

The following information was provided:

E05323-HCC-DR-L-7210-P1 Car Park Cycle and Scooter Management Plan

BXBMW_NEWJ-CS_Newcastle_Junior_Cycle_Shelter_Spec_Sheet

Additional information added to site plan. S45C-924120313300

The information provided has been considered by transport colleagues and confirmed to be acceptable. Please note that full compliance requires cycle provision to be provided as now approved.

Car Park Management Plan

Condition 6 of 231707 states:

Prior to completion of the car park area on Downing Road hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to be approved in writing by the Local Planning Authority. The plan shall include full details of how the allocation of the car parking spaces for staff and visitors has been calculated and provided. Thereafter the approved CPMP shall be implemented in full and for the lifetime of the development.

Condition 8 of PL/24/0936 states:

Prior to first use of the additional car parking areas hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to be approved in writing by the Local Planning Authority. The plan shall include full details of how the allocation of the car parking spaces for staff and visitors has been calculated and provided. Thereafter the approved CPMP shall be implemented in full and for the lifetime of the development.

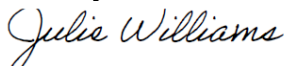
General principles were provided however further clarification was needed to show how staff would be saved the inconvenience of driving between sites to find parking spaces through the allocation of spaces. The applicant has confirmed that based on 24FTE (full time equivalent) Staff at Infants, and 20 FTE Staff at Juniors, 19 staff car parking spaces and 3 accessible spaces for visitors/staff will be allocated at the infants school and 5 staff spaces and 1 accessible space for staff or visitors at the junior school.

Transport colleagues have considered all of the information submitted and have confirmed that with this allocation the Car Park Management Plan is acceptable and should now be implemented once the new development comes into use.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely



Julie Williams
Planning & Building Control Manager