

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

Application for Full planning permission

To: Will Charlton
Tor & Co
3 Edmund Gardens
117 Edmund Street
Birmingham
B3 2HJ

Application No: PL/23/0826
Application type: Full planning permission

Applicant: Redwood (Light Industrial) Propco Sarl UK

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Demolition of the existing Class E(g)(i) (Office) building and the construction of three buildings for Class E(g)(iii) (Light Industrial)/ Class B2 (General Industrial) / Class B8 (Storage and Distribution) uses, including the provision of a new substation, parking, landscaping, and associated works.

At: Rose Kiln Court Rose Kiln Lane Reading RG2 0HP

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 25th April 2025



Assistant Director of Planning, Transport and
Public Protection Services

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Application At: Rose Kiln Court Rose Kiln Lane Reading RG2 0HP

Application No: PL/23/0826

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CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than *three* years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Design and Access Statement 8758 Version B
- Proposed Site Plan XX-DR-A-002 Version 05
- Block B Proposed Elevations XX-DR-A-2004 Version 02
- Block B Proposed General Floor Plans ZZ-DR-A-2000 Version 02
- Block B Proposed General Sections XX-DR-A-2005 Version 02
- Block B Proposed Roof Plan RL-DR-A-2003 Version 02
- Block C Proposed Elevations XX-DR-A-3004 Version 01
- Block C Proposed General Floor Plans ZZ-DR-A-3000 Version 01
- Block C Proposed General Sections XX-DR-A-3005 Version 01
- Block C Proposed Roof Plan RL-DR-A-3003 Version 01
- Cycle Shelter and Sub-station Plan XX-DR-A-006 Version 01
- Gate and Boundary Treatment Plan XX-DR-A-005 Version 02
- Landscape Proposals D342-L-001 Version E
- Proposed Site Sections XX-DR-A-011 Version 02
- Drainage Concept Sketch DR-S-202110 Version 06
- Ecology Biodiversity Metric Calculation (Excel) Version 7

Received by the Local Planning Authority on 13th September 2024

- Site Location Plan and Existing Plan XX-DR-A-001
- Topographical Survey 1 & 2 U09090 1 & 2
- Arboricultural Survey 91193.557187 Version 2

Received by the Local Planning Authority on 13th June 2023

- Block A Proposed Elevations XX-DR-A-1004 Version 01
- Block A Proposed General Floor Plans ZZ-DR-A-1000 Version 01
- Block A Proposed General Sections XX-DR-A-1005 Version 01

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- Block A Proposed Roof Plan RL-DR-A-1003 Version 01
Received by the Local Planning Authority on 6th November 2023
- Site Access Crossing Improvements Plan .1/01 Rev P2
Received by the Local Planning Authority on 2nd October 2023
- Arboricultural Impact Assessment 91193.557187 Version 3
Received by the Local Planning Authority on 24th November 2023

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

4. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall be used for Class E (g)(iii) (Industrial processes), Class B2 (General Industrial) or Class B8 (Storage or distribution) uses only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

REASON: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to the character and appearance of the area and the possibly adverse transport and amenity implications have not been assessed, in accordance with Policies CC7, CC8 and TR3 of the Reading Borough Local Plan 2019.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) the gross internal area (GIA) floorspace hereby permitted shall not exceed 2,826 square metres (sqm) and no further extension, enlargement (including alterations to the roof and introduction of mezzanine floors), improvements or other alteration to the building hereby permitted shall be carried out and no building or enclosures shall be erected or installed within

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the curtilage of the building without the express planning permission from the Local Planning Authority.

REASON: Justification has been provided and an assessment made on the basis of the proposed amount of floorspace specified and any increase in floorspace would require a separate justification and assessment in respect of its accordance with relevant policies such as the transport and amenity implications, in accordance with Policies CC7, CC8 and TR3 of the Reading Borough Local Plan 2019.

6. No more than 25% of the total floorspace of each building hereby permitted, shall be used for the purposes of an ancillary office use.

REASON: As the proposals have been justified and assessed on the basis of any office use at the site being ancillary in use and any increase in ancillary office floorspace would question its ancillary function and would require a separate justification and assessment in respect of its accordance with relevant policies such as the transport and amenity implications, in accordance with Policies CC7, CC8 and TR3 of the Reading Borough Local Plan 2019.

7. Prior to first occupation/use of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor shall have been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained a BREEAM Excellent standard.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

8. The development hereby permitted shall not be carried out other than in full accordance with the energy measures and carbon reductions set out in the MYA Energy Efficiency Statement SVL001 Revision D received by the Local Planning Authority on 13th June 2023. The energy and carbon reduction measures for the development shall be retained and maintained as such thereafter.

REASON: To ensure that the development contributes adequately towards environmental sustainability through energy measures, in accordance with Policies CC3 and CC4 of the Reading Borough Local Plan 2019.

9. Prior to the first occupation/use of the development hereby permitted, details of the proposed roof mounted Photovoltaic array shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a roof plan showing the location and position of the Photovoltaic array, its dimensions, manufacturers' specification, and ongoing maintenance arrangements. The approved Photovoltaic array shall thereafter be installed in accordance with these approved details prior to the first occupation/use of the development and maintained in good working order in accordance with the manufacturer's instructions.

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REASON: These details are required due to insufficient information being contained within the application submission, in order to incorporate measures to adapt to climate change and in the interests of visual amenity, in accordance with Policies CC3 and CC7 of the Reading Borough Local Plan 2019.

10. No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt, contaminants and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

11. The development hereby permitted shall not be occupied or first used until all vehicle parking spaces for the unit being brought into use have been provided in accordance with the plan hereby approved ref. Proposed Site Plan XX-DR-A-002 Version 05 received by the Local Planning Authority on 13th September 2024. The spaces shall be kept available for parking at all times thereafter for the uses hereby approved.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a

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danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

12. The development hereby permitted shall not be occupied or first used until the vehicle access serving it has been constructed in accordance with the plans hereby approved ref. Proposed Site Plan XX-DR-A-002 Version 05 received by the Local Planning Authority on 13th September 2024 and ref. Site Access Crossing Improvements Plan .1/01 Rev P2 received by the Local Planning Authority on 2nd October 2023. Thereafter the access shall be retained as approved and kept free from obstructions at all times.

REASON: In the interests of road safety, in accordance with Policies TR1 and TR3 of the Reading Borough Local Plan 2019

13. The development hereby permitted shall not be occupied or first used until all cycle parking facilities have been provided for the unit being brought into use in accordance with the plan hereby approved ref. Cycle Shelter and Sub-station Plan XX-DR-A-006 Version 01 received by the Local Planning Authority on 13th September 2024. The cycle parking facilities shall be kept available for cycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to private cars, in accordance with Policies TR3 and TR5 of the Reading Local Plan 2019.

14. Within 6 months of first occupation or use of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a full analysis of the existing modal split for the use(s) taking place within each building hereby permitted, reasons for the modal choice, and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the development hereby approved.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in and encourage modal shift, in accordance with Policy TR1 of the Reading Borough Local Plan 2019.

15. On the first anniversary of the approved Travel Plan and annually thereafter, an annual review of the Travel Plan shall be submitted to and approved by the Local Planning Authority. This shall include a detailed survey of the number of movements generated by the use(s) within the building and shall be compared with the initial survey carried out under the terms of condition 14 (the control level) and in the event of any reduction not being secured the site owner shall undertake whatsoever measures, as may first have been agreed in writing by the Local Planning Authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway, in accordance with Policy TR1 of the Reading Borough Local Plan 2019.

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16. Prior to first occupation/use of the development hereby permitted, details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, shall be submitted to and approved in writing by the Local Planning Authority. The EV charging scheme shall demonstrate that all the buildings hereby permitted will be served by EV charging point spaces. Prior to the first occupation/use of the development hereby approved the Scheme shall be fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

17. All gates to the perimeter of the application site hereby permitted shall open into the site, away from the highway.

REASON: To ensure that the highway is not obstructed in compliance with Section 153 of the Highways Act and in accordance with Policy TR3 of the Reading Borough Local Plan 2019.

18. No deliveries either to or from the site, servicing, waste collection or other vehicle movements or any activities taking place externally outside of the buildings for any of the Class E (g)(iii), Class B2 or Class B8 uses hereby permitted shall take place outside the hours of 0700 to 2100 hours Monday to Saturdays and 0700 to 1300 hours on Sundays or Bank Holidays. All activities taking place outside of these hours shall be internal only, inside the approved buildings with all shutters closed.

REASON: To safeguard the amenity of nearby residential occupiers, premises and the area generally in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

19. No vehicle reversing alarms shall be used within the site, other than those which emit 'white noise'.

REASON: To safeguard the amenity of nearby residential occupiers, premises and the area generally in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

20. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the

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characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation.

The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

21. No development shall commence on site including demolition below ground level and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

22. The approved remediation scheme under Condition 21 shall be implemented in accordance with the approved timetable of works. No construction above foundation level shall take place until a validation report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

23. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority. An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

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REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

24. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019

25. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

26. The development hereby permitted shall not be occupied or first used until a report detailing the external lighting scheme for all parts of the development and how this will not adversely impact upon wildlife or the amenity of adjoining or future occupiers of the development, has been submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:

- A layout plan showing the location of all lights and beam orientation
- A schedule of equipment, including specifications, height, luminance, lens shape/beam patterns and any hoods/shades
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux.

No external lighting shall be installed at the site other than in strict accordance with the approved scheme. All external lighting shall be maintained and operated only in accordance with the approved details thereafter.

REASON: To limit the impact of light pollution from artificial light on nature conservation and the residential amenity of surrounding and future occupiers in accordance with Policies EN12, CC8 and EN16 of the Reading Borough Local Plan 2019.

27. The development hereby permitted shall not be occupied or first used until details of refuse and recycling bin stores areas have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing

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the bin store areas. The approved bin storage details, including pest and vermin control measures, shall be provided for each building in accordance with the approved details prior to first occupation or use of the relevant building and shall not be used for any purpose other than bin storage at all times thereafter.

REASON: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policies CC5 and CC7 Of the Reading Borough Local Plan 2019.

28. No development shall commence on site (barring demolition) until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a timetable for its implementation, and
- a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- Details of petrol / oil interceptors be fitted in all car parking/washing/repair facilities

No part of the development shall be first used or occupied until the sustainable drainage scheme for the site has been completed in accordance with the approved details and managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

29. No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

REASON: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

30. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plan ref. Landscape Proposals D342-L-001 Version E received by the Local Planning Authority on 13th September 2024. The soft

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landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for first occupation.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

31. No demolition hereby permitted shall take place other than outside of the bird-nesting season (mid-March to end of August) or if this cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to demolition and advise whether nesting birds are present. If active nests are recorded, works that may disturb active nests shall not proceed until all young have fledged the nest and it is no longer in use, or a suitable mitigation strategy has been agreed in writing with the Local Planning Authority.

REASON: To ensure that wildlife is not adversely affected by the proposed development in line with Policy EN12 of the Reading Borough Local Plan 2019.

32. No development shall take place (including demolition and preparatory works) until a construction and environmental management plan (CEMP), including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, has been submitted to, and approved in writing by, the local planning authority. The CEMP shall include the following elements:

- The timing of the works.
- Construction methods.
- Any necessary pollution protection methods including to prevent contaminated surface water run-off entering the watercourses.
- Any necessary mitigation measures to be used during construction in order to minimise potential disturbance and damage to existing and newly created habitats and their associated species.
- A map or plan showing habitat areas to be specifically protected identified in the Ecological Appraisal.
- Information on the persons/bodies responsible for particular activities associated with the CEMP that demonstrate they are qualified for the activity they are undertaking, for example an Ecological Clerk of Works.

Thereafter the development shall not be carried out other than in strict accordance with the approved CEMP.

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REASON: To minimise impacts on biodiversity in accordance with Paragraphs 170 and 175 of the NPPF and in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

33. No development shall take place (barring demolition) until a scheme for the provision and management of an 8 metre wide buffer zone alongside the Holy Brook has been submitted to, and approved in writing by, the local planning authority. The buffer zone scheme shall, other than what is shown on Site Layout Plan 'Holy Brook Riparian & Buffer' SK 19.09/23_02 (Sketch, September 2023) be free from built development including lighting, and formal landscaping. The scheme shall include:

- Plans showing the extent and layout of an 8m buffer zone next to the Holy Brook that is free from development as per drawing ref. Proposed Site Plan XX-DR-A-002 Revision 05;
- Details of any proposed planting scheme (for example, native species);
- Details demonstrating how the buffer zone will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan;
- Details of any proposed footpaths, fencing, lighting, etc;
- Details of removal of litter/building material from the banks adjacent to the site boundary;
- Details of selected tree management (pollarding or coppicing) of the trees immediately adjacent to the site boundary to enabling more light to penetrate and in turn encourage a greater range of species in the channel and on the bank top/face; and
- Details of removal of buddleia and round leaf dogwood (considered invasive species) adjacent to the Site boundary to promote diversity of other flora.

Thereafter, the development shall be carried out, managed and maintained in accordance with the approved scheme.

REASON: To minimise impacts on biodiversity in accordance with Paragraphs 170 and 175 of the NPPF and in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

34. No development shall take place (barring demolition but including vegetation clearance) until a scheme ("the scheme") to ensure that there is a net gain of 10% in Habitat Biodiversity Units and Hedgerow Biodiversity Units as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be based on an accurate DEFRA Biodiversity Impact Assessment Calculator and associated accurate maps and shall include:

- Proposals for on-site mitigation and/or for off-site offsetting;
- A methodology for the identification of any receptor site(s) for offsetting measures;
- The identification of any such receptor site(s);
- The provision of arrangements to secure the delivery of any offsetting measures (including a timetable for their delivery) in perpetuity; and

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- A management and monitoring plan (to include for the provision and maintenance of any on-site and offsite offsetting measures in perpetuity).

The written approval of the Local Planning Authority shall not be issued before the arrangements necessary to secure the delivery of any offsetting measures in perpetuity have been executed. The scheme shall be implemented in full accordance with the requirements of the scheme or any variation so approved.

REASON: To deliver a measurable net gain in Hedgerow Biodiversity Units and Habitat Biodiversity Units in accordance Policy EN12 of the Reading Borough Local Plan 2019.

35. The development hereby permitted shall not be occupied or first used until the pedestrian gates to the eastern boundary of the site hereby approved, which provides access for staff from the development to the footway along the A33, as shown on plan ref. Proposed Site Plan XX-DR-A-002 Version 05 received by the Local Planning Authority on 13th September 2024, has been implemented. The pedestrian gates shall be retained for pedestrian access for staff and kept unobstructed for such purposes thereafter.

REASON: In order to provide direct access to the adjacent bus stop on the A33 for staff and to encourage sustainable transport practices in accordance with Policy TR1 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
3. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

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4. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning
5. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
6. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday
7. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
8. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall
9. You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.
10. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NO CHARGE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.
For more information go to:

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https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

11. You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.
12. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.
13. You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.
14. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.
15. You are advised that installation of underground services should follow the guidance within National Joint Utilities Group Volume 4: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issue 2 (NJUG 4) in order to avoid root damage to adjacent trees during installation.

Date: 25th April 2025



Assistant Director of Planning, Transport and
Public Protection Services

RJE

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

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