

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

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Ms Caitlin Daly
The Blade, Abbey St, Abbey Square,
Reading, United Kingdom, RG1 3BE

Application No: PL/25/0526
Application type: Non-Material Amendment

Applicant: RFC Prop Co Ltd

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non-material amendment to conditions 7, 46, 50 & 57 of planning permission PL/16/0199

At: Select Car Leasing Stadium, Shooters Way, Reading, RG2 0FL

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 2nd May 2025



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Application At: Select Car Leasing Stadium, Shooters Way, Reading, RG2 0FL

Application No: PL/25/0526

Application type: Non-Material Amendment

CONDITIONS & REASONS

Contamination and Land Gas

7. Long Term Management, Monitoring and Maintenance

a) *Ground Gas*

Prior to implementation of the development excluding first foundation tie beam of Phase 1 a management plan shall be submitted to and approved in writing by the Local Planning Authority setting out the:

- Frequency and type of monitoring of ground gases to be undertaken to include on and off site gas migration;
- Frequency and method of reporting the results;
- What remedial actions will be taken in the event of results or readings showing a worsening of earlier readings.

The monitoring, reporting and consequent management of ground gas shall be undertaken by a 'competent person' as defined in Land Contamination Risk Management LCRM: Before you start - GOV.UK in accordance with the approved plan, prior to, during and post construction, but prior to occupation, and until the waste is unlikely to present a hazard to identified critical receptors in the context of the proposed development i.e. when monitoring demonstrates that the site has been appropriately assessed in accordance with current guidance, such as the Environment Agency's (LCRM) guidance and that the Ground Gas risks have been characterised in accordance with the approaches outlined within British Standards and, where appropriate, other current, relevant, authoritative guidance.

b) *Gas Mitigation Measures*

Prior to construction of any phase or part of phase excluding first foundation tie beam of Phase 1 a management plan shall be submitted to and approved in writing by the Local Planning Authority. This will set out the:

- Proposed gas mitigation measures for the buildings;
- Type and frequency of monitoring and recording of gas levels within buildings;

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- Operations and maintenance procedures, including the method of reporting (including incidents), replacement of mitigation measures, detection systems and the corrective actions which would be implemented in the case of the failure of the identified mitigation measures.

The monitoring, reporting and management shall be undertaken in accordance with the approved plan.

Should detailed design of each phase of the development require changes to the approved management plan then an amended plan shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of a phase.

c) Management Company

(i) Prior to construction of any phase or part of phase excluding first foundation tie beam of Phase 1 details of the company, including their level and type of experience, who will be employed to undertake the monitoring, reporting, management and maintenance requirements in accordance with the plan approved under 7a, shall be submitted to and approved in writing by the Local Planning Authority.

(ii) Prior to the occupation of the first phase, details of the site wide management company, including their level and type of experience, who will have overarching responsibility for the management of the site, including management of the company employed prior to construction as under 7c) (i) above, and who will undertake the ongoing monitoring, reporting, management and maintenance requirements in accordance with the plans approved under 7a and 7b above, shall be submitted to and approved in writing by the Local Planning Authority.

Any subsequent changes of the Management Company shall be submitted to and approved in writing by the Local Planning Authority, one month prior to the change.

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 CS34.

46. Site Characterisation

No development of any phase or part of a phase, shall take place until an assessment of the nature and extent of contamination (including ground gas) has been submitted to and approved in writing by the Local Planning Authority.

This assessment must be undertaken by a competent person, in accordance with relevant guidance and British Standards, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

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(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- surface water,
- ecological systems,
- archaeological sites and ancient monuments;

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 CS34.

50. Long Term Management, Monitoring and Maintenance

a) Ground Gas

Prior to implementation of the development a management plan shall be submitted to and approved in writing by the Local Planning Authority setting out the:

- Frequency and type of monitoring of ground gases to be undertaken to include on and off site gas migration;
- Frequency and method of reporting the results;
- What remedial actions will be taken in the event of results or readings showing a worsening of earlier readings.

The monitoring, reporting and consequent management of ground gas shall be undertaken by a 'competent person' as defined in Land Contamination Risk Management LCRM: Before you start - GOV.UK in accordance with the approved plan, prior to, during and post construction, but prior to occupation, and until the waste is unlikely to present a hazard to identified critical receptors in the context of the proposed development i.e. when monitoring demonstrates that the site has been appropriately assessed in accordance with current guidance, such as the Environment Agency's (LCRM) guidance and that the Ground Gas risks have been characterised in accordance with the approaches outlined

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within British Standards and, where appropriate, other current, relevant, authoritative guidance.

b) Gas Mitigation Measures

Prior to construction of any phase or part of phase a management plan shall be submitted to and approved in writing by the Local Planning Authority. This will set out the:

- Proposed gas mitigation measures for the buildings;
- Type and frequency of monitoring and recording of gas levels within buildings;
- Operations and maintenance procedures, including the method of reporting (including incidents), replacement of mitigation measures, detection systems and the corrective actions which would be implemented in the case of the failure of the identified mitigation measures.

The monitoring, reporting and management shall be undertaken in accordance with the approved plan.

Should detailed design of each phase of the development require changes to the approved management plan then an amended plan shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of a phase.

c) Management Company

(i) **Prior to construction of any phase or part of phase** details of the company, including their level and type of experience, who will be employed to undertake the monitoring, reporting, management and maintenance requirements in accordance with the plan approved under 7a, shall be submitted to and approved in writing by the Local Planning Authority.

(ii) Prior to the occupation of the first phase, details of the site wide management company, including their level and type of experience, who will have overarching responsibility for the management of the site, including management of the company employed prior to construction as under 7c) (i) above, and who will undertake the ongoing monitoring, reporting, management and maintenance requirements in accordance with the plans approved under 7a and 7b above, shall be submitted to and approved in writing by the Local Planning Authority.

Any subsequent changes of the Management Company shall be submitted to and approved in writing by the Local Planning Authority, one month prior to the change.

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 CS34.

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Landscaping

57. Deletion

INFORMATIVES

1. This notice relates only to the changes to conditions 7 (part a), 46, 50 and deletion of condition 57 of the substantive planning permission (Ref:160199). **Please note that original conditions 58 onwards will retain their original condition number.** It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

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