

## **DELEGATED APPLICATION REPORT**

Ward: Thames Ward

App Ref: PL/25/0470 Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses

Address: THE DELTA BUILDING 121 KINGS ROAD, READING, RG1 3ES

Proposal: Change of use of Ground to 4th Floors from Class E (offices) to C3 (dwelling houses) to comprise 77 self-contained flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

Applicant: London Two Limited

Received date: 26/03/2025

Target Decision date: 21/05/2025

**Case Officer: Matt Burns**

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### **1. SITE DESCRIPTION**

The existing building on the application site is a five-storey office building with: a basement car park level with a separate access; and a rooftop plant level. The building is currently unoccupied.

The building was constructed as part of development with 2 other blocks similar in appearance and is the eastern-most of the 3, situated on the corner by Gas Works Road and Kings Road. The western-most (Kennet Place) of the 3 buildings from the original development was approved by the council for conversion from offices to 93 flats in 2024 under prior approval consent ref. PL/24/0997.

The broad area surrounding the site is characterised by a variety of building uses. The buildings along this part of Kings Road are mainly commercial, with large scale retail to the North of the River Kennet and a mixture of residential and commercial to the South.

The application site is located on the island between the River Kennet and the Kennet and Avon Canal and whilst located within flood zone 1 is adjacent to land to the north where the River Kennet is located which is in flood zones 2 and 3. The site is also located within an air quality management area.

### **2. PROPOSAL AND SUPPORTING INFORMATION**

Prior approval is sought under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 for change of use of ground to fourth floors of the building from Class E (offices) to C3 (dwelling houses) to comprise 77 self-contained flats. Prior Notification.

#### Plans and documents submitted:

1378-001 Location Plan 1:1250 A4 PI PI

1378-002 Existing Block Plan 1:500 A3 P1 PI

1378-009 Existing Basement Plan 1:500 A3 P1 PI

1378-010 Existing Ground Floor Plan 1:200 A3 P1 PI  
1378-011 Existing First Floor Plan 1:200 A3 P1 PI  
1378-012 Existing Second Floor Plan 1:200 A3 P1 PI  
1378-013 Existing Third Floor Plan 1:200 A3 P1 PI  
1378-014 Existing Fourth Floor Plan 1:200 A3 P1 PI  
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1378-020 Existing West elevation 1:200 A3 P1 PI  
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1378-022 Existing East elevation 1:200 A3 P1 PI  
1378-023 Existing South elevation 1:200 A3 P1 PI

1378 - 050 Proposed Block Plan 1:500 A3 P1 PI

1378.MA-099 Proposed Basement Plan 1:500 A3 P1  
1378.MA-100 Proposed Ground Floor Plan 1:200 A3 P1  
1378.MA-101 Proposed First Floor Plan 1:200 A3 P1  
1378.MA-102 Proposed Second Floor Plan 1:200 A3 P1  
1378.MA-103 Proposed Third Floor Plan 1:200 A3 P1  
1378.MA-104 Proposed Fourth Floor Plan 1:200 A3 P1  
1378.MA-105 Proposed Roof Plan 1:200 A3 P1  
1378.MA-Z00 Proposed West elevation 1:200 A3 P1  
1378.MA-Z01 Proposed North elevation 1:200 A3 P1  
1378.MA-Z02 Proposed East elevation 1:200 A3 P1  
1378.MA-Z03 Proposed South elevation 1:200 A3 P1  
Received by the Local Planning Authority on 26<sup>th</sup> March 2025

Ashfield Solutions Group Phase 1 Contamination Assessment ref. 214225-S01  
Envirocheck data sheet ref. 367481434\_1\_1  
BWC – Planning Stage Fire Strategy Report Issue 2 ref. BWC/FS/2345/V2  
FTP Framework Travel Plan ref. FTP/2412/09  
T16 Design – Daylight Assessment ref. 6187 Issue no. 2  
Cass Allen Noise Impact Assessment ref. RP01-24636-R1 Revision 1  
Brooks Murray Class MA Prior Approval Checklist ref. 1378  
Brooks Murray Prior Approval Accompanying Statement  
Brooks Murray Proposed Schedule of Areas  
FTP Transport Statement FTP/2412/09  
Nimbus Flood Risk Assessment Report ref. C3480-R1-REV-A  
Received by the Local Planning Authority on 26<sup>th</sup> March 2025

Nimbus Flood Warning and Evacuation Plan ref. C3480-R2-REV-A  
Received by the Local Planning Authority on 6<sup>th</sup> May 2025

### **3. RELEVANT PLANNING HISTORY**

89/1390 - Office development of 180,000sq ft gross: car parking for 250 cars and riverside walk.  
Permitted. Granted 14<sup>th</sup> December 1989.

25/0466 - Application for external works including new windows to match the existing; new AOV and smoke shaft roof openings; demolition of existing canopy; changes to the existing atrium; and new and replacement metal railings and balconies. Under Consideration.

#### *Kennet Place*

24/0997 Change the use of the building at ground to fourth floors from office (E Class) to residential (C3), to accommodate 93 self-contained flats. Granted. 02/10/2024.

24/0973 – Application for new window openings to the east elevation to match the existing windows in opening sizes and appearance and addition of rooftop smoke shafts and AOVs. Granted 25<sup>th</sup> September 2024.

## **4. CONSULTATIONS**

Environment Agency – No objection – the site is located within flood zone 1 at a low risk of flooding.

HSE Fire Safety – No comments – consultation not required as the relevant height of the building is less than the 18m threshold.

RBC Transport – No objection, subject to conditions to secure provision of proposed vehicle parking and to notify future occupiers that they would not automatically be entitled to an on-street parking permit.

RBC Environmental Protection – No objection, the submitted noise and contamination reports are acceptable.

RBC Emergency Planning – No objection, the site is location within flood zone 1 at a low risk of flooding.

#### *Public consultation:*

A site notice was display at the application site on 2<sup>nd</sup> April 2025.

One objection has been received raising the following matters (officer comments in *italics* or otherwise discussed in the assessment section of this report):

- There is no provision of outdoor space for future occupiers – *not a relevant consideration able to be taken into account for this type of application*
- Unclear what the relevant height of the building is to understand whether a HSE gateway one fire safety assessment is required.
- The basement bin store will put a maintenance burden on future occupiers to pay for a management company to move bins for collection to the rear yard area – *not a relevant consideration able to be taken into account for this type of application*
- Unclear how deliveries to the building will be accommodated.

One observation has been received raising the following matters:

- Support conversion of the building to residential use.
- More provision should be made for family sized 3 bedroom apartments – *not a relevant consideration able to be taken into account for this type of application*
- The developer should make improvements to surrounding public realm such as re-surfacing of Gas Works Road and additional street lighting to combat anti-social behaviour – *not a relevant consideration able to be taken into account for this type of application*

## **5. LEGAL AND PLANNING POLICY CONTEXT**

The application has been submitted to determine whether prior approval is required in accordance with Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class MA involves development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

Before development can be carried out under Class MA, the developer must submit a Prior Notification to determine if 'Prior Approval' of the Local Planning Authority is required in respect of the following matters:

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) where—
  - (i) the building is located in a conservation area, and
  - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
- (h) where the development involves the loss of services provided by—
  - (i) a registered nursery, or
  - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act the impact on the local provision of the type of services lost.
- (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

Class MA requires development to be completed within a period of 3 years starting with the prior approval date. Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

If the Local Planning Authority determine that Prior Approval is required, Paragraph W of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that the Local Planning Authority should, when determining an application, have regard to

the National Planning Policy Framework (NPPF), 'so far as relevant to the subject matter of the prior approval, as if the application were a planning application' (Paragraph W, para 10b).

## 6. APPRAISAL

The proposal comprises the change of use of the building from Class E (office) to Class C3 (dwellinghouse) with the proposal to be considered against the criteria and conditions contained within Part 3, of Class MA.1. (1) (a)-(g), of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In addition, in order to qualify for assessment under Class MA, all applications submitted under this class from 6<sup>th</sup> April 2021 must comply with Department for Communities and Local Government's Technical Housing Standards – Nationally Described Space Standards, minimum space standards. As the application was received after the 6<sup>th</sup> April 2021 there is a requirement to comply with these minimum space standards. It can be confirmed that the proposed units comply with these minimum space standards as illustrated in the accompanying plans and the accommodation schedule.

### Criteria MA.1.—(1)

**Parts (a) (three month vacancy) and (c) (Floorspace qualification) were removed from the legislation on 5<sup>th</sup> March 2024 and so are no longer assessed.**

**(b) Previous use qualification – development not permitted “*unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;*”**

*Complies. It can be confirmed that the use of the building fell within Class E (Commercial, Business & Service) for a continuous period of at least 2 years prior to the date of the application for prior approval.*

**(d) Land designation criteria – “*If land covered by, or within the curtilage of, the building***

- (i) is or forms part of a site of special scientific interest;***
- (ii) is or forms part of a listed building or land within its curtilage;***
- (iii) is or forms part of a scheduled monument or land within its curtilage;***
- (iv) is or forms part of a safety hazard area; or***
- (v) is or forms part of a military explosives storage area;”***

*The site does not form part of a site of special scientific interest, listed building nor land within its curtilage, a Scheduled monument or land within its curtilage, safety hazard area, nor military explosive storage area.*

**(e) Landscape designation criteria – “*if the building is within—***

- (i) an area of outstanding natural beauty;***
- (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;***
- (iii) the Broads;***

- (iv) a National Park; or**  
**(v) a World Heritage Site;”**

*It can be confirmed the site is not within a landscape designation criteria.*

- (f) Agricultural tenancy criteria – “If the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;”**

*It can be confirmed the site is not occupied under an agricultural tenancy.*

- (g) Previous use criteria - “before 1 August 2022, if—**

- (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and**  
**(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.**

*Complies.*

### Conditions

MA.2.—(1) Confirms that development under Class MA is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) where—
  - (i) the building is located in a conservation area, and
  - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
- (h) where the development involves the loss of services provided by—
  - (i) a registered nursery, or
  - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.
- (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building and the provisions of paragraph W (prior approval) apply in relation to that application.

Assessment of MA.2.—(1)

### **(a) Transport impacts of the development, particularly to ensure safe site access**

The Site (Delta Building) is a five-storey building with basement parking with a current provision of 84 spaces. The building is one of three blocks on a wider site. It is located within the Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs.

The application proposes a change of use from Class E to 77 x 1 and 2 bedroom residential units.

In accordance with the Council's current parking standards each 1 and 2 bedroom flat in this zone would require 1 parking space, this therefore equates to 77 off street parking spaces. In addition to this visitor parking is also required at a ratio of 1 space per 10 dwellings. Total provision required for the development is 84.

The submitted Transport statement confirms that a total of 83 parking bays will be provided at basement level. No changes are proposed to the existing access arrangements.

- 77 unallocated residential parking bays, including 5 disabled bays;
- 4 visitor parking bays
- 7 residential electric vehicle charging point
- 2 car club bays, including 1 electric vehicle charging point

Kings Road has parking restrictions preventing on-street parking and forms part of the Red Route 'no stopping' corridor as well as the operation of the Council's residential parking permit scheme. Given the extensive parking restrictions in place preventing unauthorised on street parking can be controlled and therefore the proposed under provision of 1 space (total of 83 spaces proposed) can be accepted in this instance.

If this application is approved it should be assumed that any future occupants of the proposed units will not be issued with resident or visitor parking permits, this will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area. A condition stipulating this is recommended.

48 cycle storage spaces are proposed in the basement, accessed via ramp, and the level of provision exceeds RBC adopted standards for this development of 39 spaces.

Adequate refuse storage is proposed within the basement which along with servicing and deliveries would be collected/take place from the yard area to the east of the building access from Gas Works Road.

RBC Transport do not have any objections to this application the site is in a highly sustainable location and unauthorised parking can be managed via the extensive restrictions in place.

### **(b) Contamination risks in relation to the building**

A contaminated land assessment has been submitted with the application. This has been reviewed by RBC Environmental Protection Officers who are satisfied with the conclusion of the report that the development is at low risk of contamination and that no mitigation is required.

**(c) Flooding risks in relation to the building**

A flood risk assessment has been submitted within the application which has been reviewed by the Environment Agency who confirm that the application site is located within Flood Zone 1 which is areas at the lowest risk of flooding and therefore they raise no objection to the proposals in terms of flood risk.

A Flood Warning and Evacuation Plan has been submitted with the application given some roads and pavements used for access and egress to the site are located within Flood Zones 2 and 3 and could be impacted by flood events. The plan sets out guidance for future occupiers in the event of flooding to surrounding roads and pavements. Notably the dwellings themselves are not at risk of flooding but the plan sets how future occupiers should behave and precautions to take if some surrounding areas are impacted by a flood event.

RBC Emergency planning does not object to the application given the low risk of flooding to future occupiers.

**(d) Impacts of noise from commercial premises on the intended occupiers of the development**

A noise assessment has been submitted with the application. This concludes that the development would not be impacted by unacceptable commercial noise impacts with the closest commercial premises located over 120m away to the west on Kings Road. RBC Environmental Protection Officers are satisfied with the results of the noise assessment and that no commercial noise mitigation is required. The noise assessment notes that road noise is the main source of noise at the site, but the prior approval legislation is clear that for this type of application only commercial noise impacts can be taken into account and as such RBC Environmental Protection Officers raise no objection to the proposals.

**(e) where— (i) the building is located in a conservation area, and (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;**

*The site is not located within a conservation area.*

**(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses**

*Statutory Instrument 2020:632 introduces the requirement that consideration is given in respect to the provision of adequate natural light in all habitable rooms. This requires examination of the detailed floor plans and a judgement to be exercised as to whether appropriate levels of light can be achieved to rooms used for sleeping or living. This excludes bathrooms, service rooms, corridor, laundry rooms and hallways.*

*The building requires some external alterations, namely provision of additional windows, for appropriate levels of light to be provided to all rooms. The applicant made a separate planning*

*application, ref. PL/25/0466, which was approved on 20<sup>th</sup> May 2025. The works proposed as part of that application would ensure that all habitable rooms would receive appropriate levels of daylight, and a condition is proposed to ensure that the works under ref. PL/24/0466 are completed prior to occupation of the units.*

*An internal daylight assessment has been submitted with the application and this demonstrates that all rooms would receive adequate levels of natural light following the completion of the works proposed under the separate planning permission.*

*The same approach was taken in relation to recent applications at the Kennet Place, a separate building within the wider existing office development at 121 Kings Road where external works under an application for planning permission were required to provide appropriate levels of daylight for the residential units proposed under a prior approval change of use application.*

**(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses**

*The site is not within a core employment area or located in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses.*

**(h) where the development involves the loss of services provided by— (i) a registered nursery, or (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost.**

*The development does not result in the loss of services provided by a registered nursery, or health centre maintained under the relevant sections.*

**(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building**

*A Fire Statement would be required if the development involves the development of an existing 'relevant building'. These new criteria applies to a building which satisfies the height condition in paragraph (3) of the Procedure Order and contains— (a) two or more dwellings; or (b) educational accommodation. Paragraph (3) states the height condition is that— (a) the building is 18 metres or more in height; or (b) the building contains 7 or more storeys.*

*A fire strategy has been submitted with the application and HSE Fire Safety consulted, who advise that the building does not meet the relevant height condition and therefore a Fire Statement is not required as part of the application.*

## **7. RECOMMENDATION**

Prior Approval is REQUIRED and GIVEN, subject to conditions:

1. This development under Class MA is permitted subject to it being completed within a period of 3 years starting with the prior approval date on this decision notice.

REASON: To comply with the requirement of paragraph MA.2.—(5) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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

1378-001 Location Plan 1:1250 A4 PI PI  
1378-002 Existing Block Plan 1:500 A3 P1 PI

1378-009 Existing Basement Plan 1:500 A3 P1 PI  
1378-010 Existing Ground Floor Plan 1:200 A3 P1 PI  
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Nimbus Flood Warning and Evacuation Plan ref. C3480-R2-REV-A  
Received by the Local Planning Authority on 6<sup>th</sup> May 2025

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. The dwellings hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plan (ref. 1378.MA-099 Proposed Basement Plan 1:500 A3 P1 received by the Local Planning Authority on 26<sup>th</sup> March 2025) hereby approved. The spaces shall be kept available for parking at all times thereafter.

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

4. No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the units hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

REASON: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

5. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

REASON: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area Policy TR3 and TR5 of the Reading Local Plan 2019.

6. The development hereby permitted shall not be occupied other than in strict accordance with the Nimbus Flood Warning and Evacuation Plan ref. C3480-R2-REV-A received by the Local Planning Authority on 6<sup>th</sup> May 2025. The Flood Warning and Evacuation Plan shall be implemented in full and maintained in perpetuity for the lifetime of the development.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019

7. The development hereby permitted shall not be occupied other than in strict accordance with the BWC – Planning Stage Fire Strategy Report Issue 2 ref. BWC/FS/2345/V2 received by the Local Planning Authority on 25<sup>th</sup> March 2025.

REASON: In order to comply with good practice for fire resilience/safety in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

8. No dwelling hereby approved shall be occupied until the works approved under planning permission ref. PL/25/0466, namely *"Application for new window openings to the east elevation to match the existing windows in opening sizes and appearance and addition of rooftop smoke shafts and AOVs"*, have been completed in accordance with the approved plans.

REASON: To ensure that every habitable room received adequate levels of daylight, in accordance with Local Plan Policy H5 and part (f) of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

#### Informatives

1. The proposal meets the relevant criteria set out in Class MA.
2. The applicant is advised that this decision represents the determination of the Local Planning Authority in respect of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as to whether Prior Approval is required in respect of the change of use only. Class MA does NOT afford any permitted development rights for external works which affect the exterior of the building in order to implement the change of use.
3. There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas e.g. flats and hotels there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. Where developments involve a food related business then there is a greater risk of rats being attracted to the waste. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste and for the correct waste bin capacity to be provided so that waste is not deposited outside of bins.
4. 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. 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.

5. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.