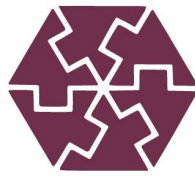


Planning, Reading Borough Council
 Civic Offices, Bridge Street, Reading RG1 2LU
 Website: www.reading.gov.uk
 Tel: 0118 9373787



Reading
 BOROUGH COUNCIL

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The application site is Land at Madejski Stadium (currently known as the Select Car Leasing Stadium) related to the hybrid planning permission 160199.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Caitlin

Surname

Daly

Company Name

Stantec

Address

Address line 1

The Blade

Address line 2

Abbey St, Abbey Square

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG1 3BE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application (all matters reserved apart from access to the site) for residential development (Blocks 1-6) to provide up to 422 residential units, comprising predominantly 1 and 2 bedroom apartments (Use Class C3) along with associated landscaping and car parking; and Detailed application for residential and mixed use development comprising: 196 residential units (within Block 7) (Use Class C3) including 164 dedicated parking spaces (of which 12 are accessible); Convention Centre and ice rink (Use Classes D1/D2); 246 bedroom hotel (Use Class C1) and up to 102 serviced apartments (Use Class C1); Decked car parking within Convention Centre; Flexible ancillary retail space (Use Class A1) (within Block 7 only); Flexible ancillary retail space (Use Class A3/A4) (within Convention Centre only); Multi storey car park including 1,972 sqm of office space (B1a) or 1,732sqm of office space (B1a) and 240 sqm of community space (D1 use); Public open space (including public square and public park) with associated street furniture and public art and directional signage to form part of wider outline public open space strategy; Associated access, landscaping, cycle parking, transport interchange and related infrastructure and engineering works; Ancillary facilities for storage, management facilities and plant; Vehicular and pedestrian access; and Demolition of existing indoor training facility; and Enhancement of existing RFC Garden of Remembrance.

Reference number

PL/16/0199

Date of decision (date must be pre-application submission)

29/11/2018

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Reserved Matters application pursuant to outline planning permission 160199.seeking approval for details relating to access, appearance, landscaping, layout, and scale in respect of the development of Phase 5 incorporating 84 residential dwellings and all associated engineering works.

Has the work already started?

- ☐ Yes
☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

- Hybrid Masterplan RG-M-A147B
- Hybrid Parameter Plan Movement – Drawing no: RG-M-27 Rev B
- Hybrid Parameter Plan Ground Levels - Drawing no: RG-M-29 Rev B
- Hybrid Application Boundaries Plan – Drawing no: RG-M-33 Rev C
- Hybrid Parameter Plan Land Use – Drawing no: RG-M-26 Rev E
- Hybrid Parameter Plan Building Heights - Drawing no: RG-M-28 Rev F
- Hybrid Parameter Plan Proposed Finished Floor Levels - Drawing no: RG-M- 30 Rev D
- Illustrative Landscape Masterplan- Drawing no: L-PS05 Rev E, received 29th June 2016
- Site Wide Plan [Landscaping] – Drawing no: RG-L06A-7, received 29th June 2016 – with respect to the outline area only.
- Illustrative Elevations of Blocks 01-06 - Drawing no: PL-EL- 001 Rev C
- Illustrative North, South and West Elevations of Blocks 01-06 - Drawing no: PL-EL-002 Rev A
- Blocks 1-6 Basement Plan – Drawing no: ALO50 Rev I
- Blocks 1-6 Ground Floor Plan – Drawing no: ALO51 Rev I
- Blocks 1-6 1st Floor Plan – Drawing no: ALO52 Rev I
- Blocks 1-6 2nd Floor Plan – Drawing no: ALO53 Rev H
- Blocks 1-6 3rd Floor Plan – Drawing no: ALO54 Rev H
- Blocks 1-6 4th Floor Plan - Drawing no: ALO55 Rev H
- Blocks 1-6 5th Floor Plan – Drawing no: ALO56 Rev H
- Blocks 1-6 6th Floor Plan – Drawing no: ALO57 Rev G
- Blocks 1-6 7th Floor Plan – Drawing no: ALO58 Rev G
- SBD Blocks 01-06 Basement – Drawing no: ALO-60 Rev A
- Blocks 1-6 Roof Plan – Drawing no: ALO62 Rev E

Please list all drawing numbers submitted with this application for approval

Please see covering letter

If applicable, please state the reasons for any changes to the original drawings

N/A

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

Date (must be pre-application submission)

29/07/2025

Details of the pre-application advice received

Ongoing pre-application discussions, including two pre-application meetings with Reading Borough Council regarding the proposed application. Please see Chapter 4 of the Planning Statement for further details.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Caitlin Daly

Date

12/11/2025