

**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: D Rose Planning LLP
19-20 Bourne Ct
Southend Road
Woodford Green
Essex
IG8 8HD

Application No: PL/22/0933
Application type: Full planning permission

Applicant: Shaviram Group

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 existing buildings and installation of basement and erection of part 7, part 11 storey mixed use building comprising 103 upper floor residential units (Class C3) and Class E uses at part basement, part ground floor level plus landscaping and other works (amended description).

At: 35-39 Friar Street, Reading, RG1 1DX

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: 20th November 2025



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Application At: 35-39 Friar Street, Reading, RG1 1DX

Application No: PL/22/0933

Application type: Full planning permission

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:

0083-A-01-LB02-098 Rev P7 - Existing Basement Level -2 Plan

0083-A-01-LB01-099 Rev P7 - Existing Basement Level -1 Plan

0083-A-01-L00-100 Rev P7 - Existing Ground Floor Plan

0083-A-01-L01-101 Rev P7 - Existing First Floor Plan

0083-A-01-L02-102 Rev P7 - Existing Second Floor Plan

0083-A-01-L03-103 Rev P7 - Existing Third Floor Plan

0083-A-01-L04-104 Rev P7 - Existing Roof Plan

0083-A-01-LXX-200 Rev P7 - Existing Section AA

0083-A-01-LXX-201 Rev P7 - Existing Section BB

0083-A-01-LXX-202 Rev P7 - Existing Section CC

0083-A-01-LXX-300 Rev P7 - Existing South Elevation

0083-A-01-LXX-301 Rev P7 - Existing West Elevation

0083-A-01-LXX-302 Rev P7 - Existing East Elevation

0083-A-01-LXX-303 Rev P7 - Existing North Elevation

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0083-A-03-L08-108 Rev P7 - Proposed 8th Floor Plan
0083-A-03-L09-109 Rev P7 - Proposed 9th Floor Plan
0083-A-03-L10-110 Rev P7 - Proposed 10th Floor Plan
0083-A-03-LRF-114 Rev P7 - Proposed Roof Plan
0083-A-03-LB02-097 Rev P7 - Existing and Proposed Yard
0083-A-04-LXX-000 Rev P7 - Proposed Site Section A-A
0083-A-04-LXX-001 Rev P7 - Proposed Section A-A
0083-A-04-LXX-002 Rev P7 - Proposed Section B-B
0083-A-04-LXX-003 Rev P7 - Proposed Section C-C
0083-A-04-LXX-004 Rev P6 - Proposed Site Section D-D (wider site section)
0083-A-04-LXX-004 Rev P7 - Proposed Site Section D-D
0083-A-04-LXX-006 Rev P7 – Proposed Sections_Inset Balconies
0083-A-04-LXX-008 Rev P7 – Existing & Proposed Section G-G
0083-A-04-LXX-008 Rev P7 – Proposed Section G-G
0083-A-04-LXX-200 Rev P7 – Proposed Roof Landscape Section
0083-A-05-LXX-001 Rev P7 - Proposed South Elevation
0083-A-05-LXX-002 Rev P7 - Proposed West Elevation
0083-A-05-LXX-003 Rev P7 - Proposed East Elevation
0083-A-05-LXX-004 Rev P7 - Proposed North Elevation
0083-A-05-LXX-005 Rev P7 - Proposed West Elevation
As received 03/07/2023

0083-A-05-LXX-101 Rev P7 - Proposed Long South Elevation
0083-A-05-LXX-102 Rev P7 - Proposed Long West Elevation
0083-A-05-LXX-103 Rev P7 - Proposed Long East Elevation
0083-A-05-LXX-104 Rev P7 - Proposed Long North Elevation

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As received 05/07/2023

0083-A-00-LXX-101 Rev P8 – Existing Site Plan

0083-A-03-L02-102 Rev P8 - Proposed 2nd Floor

0083-A-03-L03-103 Rev P8 - Proposed 3rd Floor

0083-A-03-L04-104 Rev P8 - Proposed 4th Floor

0083-A-03-L05-105 Rev P8 - Proposed 5th Floor

0083-A-03-L06-106 Rev P8 - Proposed 6th Floor

0083-A-03-L07-107 Rev P8 - Proposed 7th Floor

0083-A-03-LB02-098 Rev P8 - Proposed Basement Level

As received 03/04/2024

0083-A-03-LXX-400_Proposed Tenure Mix and CIL Area Plans

As received 22/05/2024

0083-A-01-L00-100 Rev P10 - Existing Ground Floor Plan

0083-A-03-L00-100 Rev P10 - Proposed Ground Floor

0083-A-03-L01-101 Rev P10 - Proposed 1st Floor Plan

As received 11/08/2024

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, barring any demolition works, shall commence until a schedule of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer's specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - approved details to then be retained on site throughout the duration of the construction of

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the development). The development shall be carried out and thereafter maintained in accordance with the details approved.

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 Policies CC7, CR2 and CR11 of the Reading Borough Local Plan 2019.

4. The flat roof areas of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area, unless where stated on the approved plans, without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of separate future occupiers and the adjoining premises from possible noise and disturbance, overlooking and loss of privacy, in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

5. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the Friar Street and Friars Walk ground floor windows shall retain 'active window displays' along the length of the frontages, without the installation of window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the unit during the unit's operating hours.

Reason: In the interests of retaining a vibrant and attractive streetscene and improving active surveillance, in line with Policies CC7, CR7, CR11, RL1 and OU5 of the Reading Borough Local Plan 2019.

6. 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 ground floor of the building shall be used for Class E (a), E (b), E (c), E (d), E (e) or E (f) 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 vitality and viability of the primary frontage within the regional centre, in accordance with Policies RL1 and CR7 of the Reading Borough Local Plan 2019.

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7. No part of the commercial / non-residential floorspace of the building shall be used by members of the public outside the hours of 06:00 hours to 23:30 hours on Mondays to Saturdays and 06:00 hours to 22:30 hours on Sundays, Bank Holidays and other statutory holidays.

Reason: In order to protect local residents and users of the area in general from unreasonable disturbance arising from the use(s) in accordance with Policies CC7, CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

8. No change to the unit mix (19 x studio, 22 x 1-bedroom, 56 x 2-bedroom and 6 x 3-bedroom residential units) shall be made to the development hereby permitted without prior written approval from the Local Planning Authority.

Reason: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

9. Prior to the first occupation of any residential unit hereby approved, details of at least 4 wheelchair accessible and 2 wheelchair adaptable units (as per Part M of the Building Regulations) shall be submitted to and approved in writing by the Local Planning Authority. The wheelchair accessible and wheelchair adaptable residential units shall remain wheelchair accessible and wheelchair adaptable residential units thereafter.

Reason: To provide a suitable standard of accommodation for future occupiers and ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with Policies CC8 and H5 of the Reading Borough Local Plan 2019.

10. No development shall commence on site, barring demolition, until a site security strategy is submitted to and approved in writing by Local Planning Authority. The site security strategy shall include details of a robust access control strategy, including external lighting and CCTV details. The approved measures contained within the site security strategy shall be implemented prior to the first occupation of any residential unit hereby approved and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupiers of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

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11. No development, barring demolition, shall commence on site until a fire statement has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Health and Safety Executive. The statement shall include:
- i. the principles, concepts and approach relating to fire safety that have been applied to the building in the development
 - ii. the site layout
 - iii. emergency vehicle access and water supplies for firefighting purposes
 - iv. what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this
 - v. compliance statement in relation to policies relating to fire safety in relevant local development documents having been taken into account
 - vi. 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.

The fire strategy shall be completed in accordance with the approved details prior to the first occupation of any residential dwelling in the development. The fire strategy shall be managed and maintained thereafter in accordance with the agreed strategy.

Reason: These details are required due to insufficient information being contained within this submission and in order to ensure the consideration of fire safety matters as they relate to land use planning are incorporated at the planning stage for schemes involving a relevant high-rise residential building and approved measures are completed and maintained in the future, in accordance with Policy CC8 of the Reading Borough Local Plan 2019 and the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021.

12. * No development shall commence on site, including any works of demolition, until a site specific Demolition and 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;

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- 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 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.

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 Policies CC8, EN15, EN16 and TR3 of the Reading Borough Local Plan 2019.

13. 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 unit(s) 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 Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

14. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) 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

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surrounding streets. All material used for advertising or marketing the residential unit(s) 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, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

15. The building hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans 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 Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

16. Prior to the first occupation of the relevant part (a) any residential unit b) commercial unit 1, c) commercial unit 2, d) commercial unit 3) of the development hereby approved, details (including layout and design) and a plan showing how an appropriate number (in line with adopted guidance) of cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to the relevant (a) any residential unit b) commercial unit 1, c) commercial unit 2, d) commercial unit 3) first occupation and thereafter kept free of obstruction, be retained in accordance with the approved details and shall remain available for the parking of bicycles at all times.

Reason: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

17. Prior to the first occupation of any part of the development hereby approved, a Visitor Cycle Parking Management Plan (VCPMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of how the allocation of the visitor cycle parking spaces for staff and visitors of the proposed commercial uses is to be controlled to ensure their availability. Thereafter, the approved VCPMP shall be implemented in full and for the lifetime of the development.

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Reason: In the interest of the safety and convenience of all highway users in accordance with Policy TR5 of the Reading Borough Local Plan 2019.

18. Prior to the first occupation of any residential unit hereby approved, a Moving In/Moving Out Management Plan to manage how residents move into and out of the properties without creating safety concerns and congestion, including a statement confirming the approved lifts shall be retained and maintained in working order for the lifetime of the development, shall be submitted to the Local Planning Authority for approval in writing. Thereafter, deliveries and servicing will be carried out for each unit in accordance with the approved Moving In/Moving Out Management Plan.

Reason: In the interest of the safety and convenience of all highway users in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

19. Prior to the first occupation of the relevant part of the development hereby approved, details of how refuse and recycling collections, servicing and deliveries for a) the residential units; b) commercial unit 1, c) commercial unit 2, d) commercial unit 3, will be managed from the site (including vehicles, servicing, deliveries and measures to prevent pests and vermin accessing the bin store(s)), shall be submitted to (as part of a waste collection, servicing and delivery management plan) and approved in writing by the Local Planning Authority. Thereafter, refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CC7, TR3 and CR6 of the Reading Borough Local Plan 2019.

20. Prior to the first occupation of the development hereby approved, the refuse and recycling storage facilities shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

Reason: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

21. * 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, such as adjacent to the site on Friars Walk, has been submitted to and been

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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.

22. No development, barring demolition, shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;

b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);

c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, planter specifications (including remedial works to the Birch tree planter in Friars Walk), soil volume provision, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;

d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

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: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policies CC7 and CR11 of the Reading Borough Local Plan 2019.

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23. * No development shall commence on site (including demolition or preparatory works), until details of a biodiversity enhancement scheme, detailing the biodiversity enhancement features stated in section 6 of the supporting Biodiversity Assessment (BREEAM Compliant) (Greengage, Ref: 551984JB16FEB22FV01_Eco, March 2022) shall be submitted to and approved in writing by the local planning authority. The scheme is to include a minimum of fifteen swift bricks, five bat box/brick/tiles integrated within the new development and include a programme for implementation and ongoing maintenance of all ecological enhancements. The biodiversity Planning enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

Reason: To secure the delivery of sustainable long term biodiversity enhancements on site. This accords with Paragraph 180 of the NPPF, Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

24. No development, barring demolition, shall commence on site until a ventilation strategy to mitigate overheating, in accordance with the recommendations within the Acoustic Report (Environmental Noise Survey and Acoustic Design Statement Report by Hann Tucker Associates Ref 29244/ADS1 Rev 3 dated 24/05/2023, as received 03/07/2023) has been submitted to and approved in writing by the Local Planning Authority. The approved overheating mitigation measures, together with the other mitigation measures within the Environmental Noise Survey and Acoustic Design Statement Report by Hann Tucker Associates Ref 29244/ADS1 Rev 3 dated 24/05/2023, as received 03/07/2023, shall be fully implemented prior to the first occupation of any residential unit and retained and maintained as such at all times thereafter.

Reason: To protect the amenity of future users of the building, in accordance with Policy CC8, of the Reading Borough Local Plan 2019.

25. No development shall commence on site until a detailed scheme for protecting the dwellings from noise emissions from the commercial use(s) hereby approved and informed by an assessment of the likely noise emissions from the approved commercial use(s), has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the separating floor/ceiling between the uses achieves a minimum airborne sound insulation performance of greater than or equal to 55 dB (Dntw +Ctr) and ensures that the noise levels within the property do not exceed the values specified in BS8233:2014 with appropriate penalties and adjustments for the character of the noise. The scheme shall make suitable provision for insulation from structure borne noise.

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Thereafter, the development shall not be carried out other than fully in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is first occupied and shall be retained and maintained as such at all times thereafter.

Reason: In order to safeguard the amenity of occupiers of the residential accommodation in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

26. Hours for deliveries and/or waste collection are restricted to 06:00 hours to 23:30 on Mondays to Saturdays and 06:00 hours to 22:30 hours on Sundays, Bank Holidays and other statutory holidays.

Reason: In order to protect local residents from unreasonable disturbance arising from the uses, in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

27. 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+A1:2019 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 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 Policies CC8 and EN17 of the Reading Borough Local Plan 2019.

28. Prior to the first occupation of any Class E (d) gym use hereby approved, a noise assessment shall be submitted to and approved, in writing, by the Local Planning Authority. The noise assessment shall include an assessment of the noise environment within the unit and inclusion of any required mitigation measures (including to the internal structure of the unit itself) to protect nearby occupiers from noise and disturbance, including structure borne noise. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the resultant structure is such that the indoor ambient noise levels within adjoining and nearby premises do not exceed the appropriate values for the use of the premises detailed in Table 4 of BS 8233:2014 as a result of noise from the gym and the impact noise does not cause disturbance to occupiers. Thereafter, the development shall not be carried out other than in accordance with the

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approved scheme which shall be completed before the first occupation of any gym use, and retained and maintained as such thereafter.

Reason: To protect the amenity of future users of the building, in accordance with Policies CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

29. No Class E use hereby approved which includes on-site hot-food cooking shall commence on site until an odour assessment has been carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme and be retained and maintained as such.

Reason: These details are required due to insufficient information being contained within this submission and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policies CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

30. * No development shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(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,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

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

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environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

31. * No development shall commence on site including demolition 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 Borough Local Plan 2019.

32. The approved remediation scheme under Condition 31 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

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 Borough Local Plan 2019.

33. 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 Borough Local Plan 2019.

34. 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.

35. 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 Policies CC8, EN15 and CC6 of the Reading Borough Local Plan 2019.

36. * A) No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI

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approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with paragraph 211 of the NPPF 2023 and Policies EN1 and EN2 of the Reading Borough Local Plan 2019.

37. No development, barring demolition, shall commence on site 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:

- i. a timetable for its implementation, and
- ii. 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.

Prior to the first occupation of the building hereby permitted, the sustainable drainage scheme for the site shall be completed in accordance with the approved details. The sustainable drainage scheme shall be 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.

38. Prior to the first occupation of any residential unit hereby approved, written confirmation of details shall be submitted to and approved by the local planning authority, in conjunction with Thames Water, that either:

- a) all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- b) a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

The development shall be carried out in accordance with the approved details thereafter.

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Reason: Thames Water advise that the development may lead to low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues. This is in accordance with Policies CC8, EN16 and CR11 of the Reading Borough Local Plan 2019.

39. No development, barring demolition, shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted will achieve a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition), a commitment in writing that a S106 contribution will be made to the Local Authority to account for any remaining emissions, and will be built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'Design Stage' Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.

Reason: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policies CC2 and H5 of the Reading Borough Local Plan 2019.

40. The new build residential development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the new build dwellings hereby permitted have achieved a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), a S106 contribution has been made to the Local Authority to account for any remaining emissions, and that it has been built to the higher water efficiency standard under Regulation 36 (3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor.

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

41. Prior to the first occupation of any residential unit hereby approved, full details of the proposed roof mounted photovoltaics shall be submitted to and approved in writing by the Local Planning Authority. These details shall include roof plans, elevations and sections showing the location, position and orientation of the Photovoltaics, their dimensions,

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manufactures specification, and ongoing maintenance arrangements. Prior to the first occupation of any residential unit hereby approved, the Photovoltaics shall be installed in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.

Reason: These details are required due to insufficient information being contained within this submission, in order to incorporate measures to adapt to climate change, in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with Policies CC3, CC7 and CR2 of the Reading Borough Local Plan 2019.

42. No development shall commence on site, barring demolition, until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Excellent rating, in relation to the non- residential component of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority.

Reason: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

43. Prior to the first occupation of any non-residential floorspace within 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 has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the non-residential component of the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 42.

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

44. All residents of each residential unit hereby approved shall have free access to the first floor and seventh floor communal external terraces hereby approved, in perpetuity.

Reason: In order to ensure all residents of all dwellings are provided with functional communal open space, to assist in providing acceptable living conditions for residential occupiers, in accordance with Policies CC8 and H10 of the Reading Borough Local Plan 2019.

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INFORMATIVES

1. SSE Power Distribution comment that the application shows proposed new structures to be built over the existing electricity cables. Whilst SSEN have no objection in principle to the development, the cables will likely need to be diverted before building works under the lines are to commence. Any diversion or request for new connections to our network will not be carried out at SSEN's expense. Any works to take place under the lines will need to adhere to GS6 guidelines. It is recommended that applications for quotes for diversions or new connections are made in advance so as not to delay the project. More information on how to apply for SSEN to carry out these works can be found on www.ssen.co.uk/connections/Diversions/ but the applicant also has a choice and can seek alternative estimates or quotations from independent connection providers. Copies of SSEN's plans can be found on Line Search Before You Dig. <https://lsbud.co.uk/>
2. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.
3. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted (with a *) 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.
4.
 - 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.
5. 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.
6. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control

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on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday.

7. 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.
8. 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.
9. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
10. 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:

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>
11. 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 CHARGEABLE. 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.

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http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

12. 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.
13. No advertisement consent is approved as part of this application and you are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).
14. In terms of the Thames Water condition, the developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at www.thameswater.co.uk/buildingwater

Thames Water has no objection with regard to surface water drainage, providing the developer follows the sequential approach to the disposal of surface water. The management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should the developer require further information please refer to the Thames Water website:

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

As required by the Building Regulations Part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made

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without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

There are public sewers crossing or close to your development. If you're planning significant work near Thames Water's sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read this guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

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.

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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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