

DELEGATED APPLICATION REPORT

Ward: Coley

App Ref: PL/25/0615 Full planning permission

Address: BERKSHIRE INDEPENDENT HOSPITAL, WENSLEY ROAD, READING,

Proposal: Proposed new MRI unit in a temporary modular building, for a period of 7 years (amended description)

Applicant: Ramsay Health Care UK Ltd

Received date: 23/04/2025

Extended Target Decision date: 17/12/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The site is a private hospital building located in the grounds of the listed Coley Park Mansion, a grade II listed building. The surrounding area is predominantly residential.

It is located within a green link as designated under Policy EN12: Biodiversity and the Green Network, with mature trees in close proximity.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for an additional temporary modular building to be built at ground floor level at the Berkshire Independent Hospital for a period of 7 years to accommodate a new MRI unit as an ancillary facility to the existing class C2 residential institutions and class E (e) Medical or health services. The new MRI unit would replace the existing MRI facility located inside the listed building

It is proposed to be located to the front of the modern hospital building on the existing parking area. A single storey link corridor is proposed to connect the existing outpatients department to the modular unit, linking to the main hospital via an existing external entrance. The MRI unit has a floor area of approximately 60.0 m² internal gross area and overall area of 64.0 m² gross external including the link corridor and will have an integrated plant room. The materials proposed for the modular unit are a brick slip clad timber framed link corridor, to be similar to the existing brickwork, with flat roof and parapet wall with pressed metal capping and UPVC windows, to match the existing windows. A grey roof membrane is proposed for the flat roof area.

The proposed temporary building will be constructed of '80mm composite panels consisting of two 12mm layers of ply with a 30mm insulated foam layer' and an '80 mm composite insulated roof panel with non-slip top surface' (DAS). Internal changes are proposed to the layout to provide waiting areas and the existing entrance access handrails will be removed to provide a covered link corridor.

Four existing car parking spaces will be lost with this proposal.

The new MRI unit is proposed due to increasing demand, with waiting lists for scanning procedures and would be an expansion of an essential healthcare service to the local community. The Design and Access statement Rev B states that two additional staff would be required to provide the new MRI facility.

Site visit



Plans Considered

6738/HNL Cover letter, Hall Needham Limited, 23 April 2025

6738/FP/SDSD/HNL Schedule of drawings and supporting documents, HTL, April 2025

6738-03 Existing elevations

Town and Country Planning (Development management Procedure (England) Order 2015

Notice under article 13 of application for planning permission

CIL

As received 23 April 2025

Kay Klamp railing details

CI/SfB (4-) X Eurobrick Brick Cladding systems X-CLAD Installation guide Edition 2

MAGNETOM Sola, 1.5 Tesla, MRI product specification, Siemens Healthineers, 30.01.2019

As received 29 May 2025

32215/PNA1 Rev 2 Environmental noise survey and plant noise assessment, Hann Tucker Associates, 2 June 2025

As received 3 June 2025

6738-02 rev C Existing Ground Floor Plan

6738-05 rev G Proposed Ground Floor Plan

As received 21 July 2025

6738-06 rev B Proposed Elevations Plan

As received 22 July 2025

6738/FP/DAAS, Design and Access Statement Revision B, February 2025

Ramsay Health Care UK Social Impact Report 2025 (F)

As received 3 August 2025

Alternative access

As received 13 October 2025

6738-04 rev D Proposed Site Layout

6738-LP rev D Site Location

As received 14 October 2025

edp9335_r001 B Arboricultural Method Statement (incorporating Arboricultural Impact Assessment and Tree Protection), edp, October 2025

As received 21 October 2025

Crane setup details for construction

As received 17 November 2025

Berkshire Independent Hospital Access plan
6738-01 rev D Existing Site Layout
As received 21 November 2025

Risk Assessment / method statement, Bence, 7 November 2025
As received 1 December 2025

Relevant Site History

- 14/1450/FUL Proposed erection of single storey CSSD facility to replace existing non compliant facility including link corridor to main hospital building. (Retention of existing installation constructed under planning permission reference 09/01432/FUL). Granted.
- 06/00056/FUL (060530). Erection of single storey annexe building to form operating theatre use and associated uses for a temporary period of five years. Granted.
- 08/01213/FUL (081001). Second floor extension to hospital building with plant under. Granted.
- 09/01432/FUL (090121). Proposed erection of a temporary single storey CSSD facility to replace existing non-compliant facility including link corridor to main hospital building; replacement of louvre by window on north elevation at second floor level; and creation of louvre to plant room on north elevation at ground floor level. Granted.
- 90-1214-FD Private hospital 4 April 1991

3. CONSULTATIONS

The following were consulted:

- 1) RBC Environmental Protection - The noise assessment demonstrates that the noise from the plant including the MRI will be acceptable, however as mitigation is required as part of the works, a condition is required to ensure that the plant and mitigation are installed as per the noise assessment.
- 2) RBC Transport – Four existing standard parking car parking bays will be lost as a result of this proposal bringing the total provision for the site to 107 standard bays and 6 disabled bays. Given the medical facility has its own car park and the reduction in parking bays is limited and there is no detrimental impact on the Highway, there are no Transport objections to an additional MRI temporary building. However additional tracking information and visibility splays were required for the amended temporary access with details of any path closures required. RBC transport does not support a pre-commencement condition for temporary access arrangements and requires that access arrangements are agreed before a recommendation is made.
- 3) RBC Trees - Planning Natural Environment – No objections subject to conditions. The site of Berkshire Independent Hospital is subject to TPO 175/06 and TPO 195/06 which includes the majority of trees on site, as shown in Appendix 3 of the AMS. There are several 'A' and 'B' category trees on-site, including a veteran Sweet Chestnut tree. The trees along the frontage contribute to the character of the street scene. A previous objection has been overcome as significant works to 6no. protected Lime trees are no longer required.

Section 8.9 and Table EDP 8.2 clearly shows impacted vegetation and the works required to facilitate the development. T19 Hybrid Black Poplar has been proposed to be re-pollarded. This is an acceptable form of management of the tree and there are no objections to the works required. It must be ensured that the tree is re-pollarded at its previous pruning points, as

removing the pruning points or 'pollard knuckles' is not advised within the BS3998 2010 recommendations for tree work, unless the structural integrity of these pruning points is not sound. Section 8.11 supports that the BS3998 2010 will be followed. Section 9.11-9.15 provides us with a detailed description of the required pruning operation, recognising the tree has formed a lapsed pollard and giving appropriate advice on how to manage this tree and the correct timing of the works. This is acceptable.

The Table in the AMS requires partial removals for H51, H52 and H53. As these are 'C' category shrubs and replacements are proposed and can be secured, there are no objections to the partial removal of these shrubs. 9.24 details that an area of 14m² will be replanted to replace the partial removal of H52 and H53, in a different location yet still in close proximity to their current location, so this is agreeable. It is unclear why H51 has not been included in the replacement replanting. As H51 forms a part of the boundary hedging along the frontage, it would be appropriate to replace this in the same position to retain the line of hedge that forms the boundary. It appears this is what is proposed in the Proposed Site Layout, September 2024, Drawing No. 6738-04, Rev D 14th October 2025

There are no objections to the application as the works to T19 are considered reasonable as the tree has been maintained as a pollard and thus re-pollarding is justified. The partial removal of three 'C' category shrubs is reasonable provided that the replanting is secured by a condition. The new site access is much more positive than that previously proposed, offering a significantly less detrimental impact to the trees and shrubs.

Conditions are required for works to be undertaken in accordance with the AMS and to secure the replacement replanting,

- 4) RBC Ecology – No objections as the proposed temporary modular building will be on an area of existing hardstanding subject to a condition to protect nesting birds.
- 5) RBC Conservation Officer – No objections - The modern hospital building lies within the listed curtilage, which has been substantially altered in terms of its layout since the 1950s (along with the introduction of Wensley Road), according to the OS Map Regression. As such, the original eastern route/path of the Grade II Listed Coley Park House ([COLEY PARK HOUSE COLEY PARK LODGE, Non Civil Parish - 1113457 | Historic England](#)) is not legible today. Therefore, the location and position of the proposed MRI unit would have a potential impact on the setting of the listed building visually.

Although the finish material for the proposed 'portacabin' would closely match the existing brickwork of the host building, due to its low-quality design and prominent position at the front of the main hospital building, it would have a negative impact on the host building and the visual setting of the listed building. This impact would be less on the setting of the listed building than on the hospital building itself.

From the submitted Design and Access Statement, I noted that this new MRI unit would replace the existing one located inside the listed building. As such, this can also be considered as a little beneficial, subject to what is proposed for its place.

Due to the temporary nature of the proposed unit, it would have a reversible impact on the host building and the setting of the listed building. I would suggest submitting another application which considers alternative locations and better designs for the permanent structure/extension to the main hospital building. If the existing MRI unit is removed, then listed building consent would be required for the new works to the historic fabric.

To sum up, there is no objection due to its potential beneficial impact on the significance of the listed building and temporary impact on the setting/listed curtilage.

- 6) Reading Civic Society Consultations – No comments have been provided at the time of writing this report.

Three site notices were displayed around the site on 20 August 2025 for the required consultation period and an advert was placed in a local newspaper.

No letters of representation have been received as follows:

Communication with the agent

Revised plans were submitted to overcome a requirement for extensive tree works within a Tree Protection Area, with an alternative temporary access for the delivery of the temporary modular building. Additional information is required in relation to the proposed temporary access. The agent has agreed to pre-commencement conditions for temporary access and material samples/specifications to be provided.

4. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the National Planning Policy Framework December 2024 and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan 2019

CC1 Presumption in Favour of Sustainable Development

CC2 Sustainable Design and Construction

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN4 Locally important heritage assets

EN12: Biodiversity And The Green Network

EN14: Trees, Hedges And Woodland

EN15 Air Quality

EN16 Pollution and Water Resources

EN17 Noise Generating Equipment

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Parking

OU1: New And Existing Community Facilities

National Planning Policy Framework (NPPF) December 2024 (as updated)

2. Achieving sustainable development

4. Decision-making

6. Building a strong, competitive economy

- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

In particular:

- 8. Building a strong, competitive economy Paragraph 93 – Promoting healthy and safe communities

National Planning Policy Guidance (2014 onwards)

Supplementary Planning Guidance/Documents

Revised Parking Standards and Design (2011)

Sustainable Design and Construction (2019)

Other

Historic England Advice Note 7 – Local Heritage Listing: Identifying and Conserving Local Heritage

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the advice given below and are not considered to be ‘out of date’.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. APPRAISAL

Land Use

An objective of the Reading Local Plan 2019 is to improve the quality of life for those living in Reading, with good access to healthcare services. The provision of improved health care services provide a benefit to the local community.

In principle there are no objections to a proposal for a planning application for an MRI sited in a temporary building.

The principle of development is supported subject to compliance with any other relevant policy within the Local Plan.

The main issues in the consideration of this proposal are the impact on the character and appearance of the existing hospital building and the Grade II Listed Coley Park House and design within the public realm, impact on local residential amenity, on trees and biodiversity and impact on parking, access and the public highway.

Design within the public realm

Policy CC7 in Reading Borough Local Plan 2019 states that *“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located”*.

Policy EN1 Protection and enhancement of the historic environment states, *‘Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include: • Listed Buildings;’ and ‘All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located.’*

The design is a ground floor temporary building extension with a parapet roof. Positioned at the front of the Royal Berkshire Hospital building, the proposed development will draw focus away from the existing duality of the front of the hospital. A modular building is proposed but it has the appearance of a ‘portacabin’ with covered similar coloured materials.

The proposed modular unit looks out of context within its setting, in front of the symmetry of the existing main building. It will draw focus away from the existing building particularly with the two access doors and quench outlet on the south (front) elevation, forming an incongruous addition to the building in such a prominent location. The absence of windows in the modular building at the front of the main elevation of the existing hospital building, conflicts with the existing front elevation where all windows are the same size and width apart. It would be important for the brick slips to match the colour and texture of the existing brickwork on the building to be more in keeping with the existing building and to offset the difference in design to the front elevation of the Berkshire Independent Hospital. The photo of the type of brick slip does not match the existing brick frontage of the existing hospital building.

For the reasons given above the modular building would not be acceptable to be retained as permanent feature next to the front entrance of the hospital, The proposal would only be acceptable as a temporary permission.

The site is in a close proximity to grade II listed building Coley Park House, Coley Park Lodge number 1113457. The RBC Conservation officer has advised that the ground floor building should be sited far enough away to have a limited impact on the listed building and that a brief heritage statement should be provided. A proposed extension should appear in keeping with the existing Berkshire Independent Hospital, particular in relation to the proposed materials. It is noted that the modular building is proposed approximately 50m in distance away, on the more modern Royal Berkshire hospital block rather attached to the listed building. A pre-commencement condition is recommended for material samples to be provided to ensure that the building materials will not be out of keeping with the existing building.

It is considered that the proposed temporary building will be sufficiently separated and screened from site boundaries and will have a reduced impact on the existing building and Grade II Listed Coley Park House due to the temporary nature of the building,

Amenity

Policy CC8: Safeguarding Amenity of the Reading Local Plan states that “development will only be acceptable where it will not cause a significant detrimental impact to the living environment of neighbouring residents in terms of privacy and overlooking, access to sunlight and daylight and visual dominance and overbearing effects of a development”.

The proposed building is surrounded by vegetation within the hospital grounds and will have limited visual impact within the public realm and is not considered to have a harmful impact on amenity in terms of harmful overlooking, perceived overlooking or loss of privacy to neighbouring residential dwellings.

Noise

Policy EN16: Pollution and water resources states that “development will only be permitted where it would not be damaging to the environment and sensitive receptors through land, noise or light pollution”.

A noise assessment has been submitted that demonstrates that the noise from the plant including the MRI will be acceptable, however as mitigation is required as part of the works, a condition is recommended to ensure that the plant and mitigation are installed as per the noise assessment.

Landscaping

Policy EN14: Trees, hedges and woodlands states, *‘Individual trees, groups of trees, hedges and woodlands will be protected from damage.’*

Policy EN12: Biodiversity and the green network states, *‘On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.’*

The removal of a hedge is required at the site of the proposed temporary MRI building and a section of hedge is proposed to be removed from the site boundary to allow the unit to be delivered to site. Tree protection arrangements are proposed to protect existing trees. Access changes were proposed to reduce the impact on mature trees covered by a tree protection order. Prior to the occupation of the building, a hard and soft landscaping is recommended to ensure that there is no loss of biodiversity on site and to ensure that replacement planting is secured. A tree protection condition is also required.

Transport

Policy TR2: Access, traffic and highway related matters states, *‘Development will only be permitted where:- i) Accesses and works to the highway comply with the adopted standards of the Transport Authority; ii) The development would not have a material detrimental impact on the functioning of the transport network;’*

RBC Transport have raised no objection to the proposed siting of the proposed temporary modular building and the impact on existing parking provision on site, however concerns have been raised regarding the proposed temporary access required for the delivery and removal of the temporary building. Feedback has been provided to the agent, however it has not been possible to address the issues raised in advance of a recommendation for the proposed works. In this instance, the case officer considers that, given the temporary building is deemed acceptable, a pre-commencement condition is appropriate. has committed to working proactively to provide the necessary information to address RBC’s concerns regarding temporary transport access.

The agent has agreed to a pre-commencement condition and has committed to working proactively provide the necessary information to address temporary access concerns raised by

the RBC transport team. Licences will be required for any works that impact a footpath or public highway.

Accessibility

The location of the new MRI is considered to improve accessibility to the facility.

6. CONCLUSION

Officers consider that the mature trees on site and the existing landscaping, which screens the structure, will help to soften its appearance. A pre-commencement condition relating to materials is recommended to ensure that the proposed temporary building is in keeping with the existing building. As the proposal is considered acceptable a further pre-commencement condition is recommended to agree delivery access arrangements for the temporary modular building. The change in appearance of the front extension will be for a temporary 7 year period and is not considered to have a permanent impact on the existing building or the Grade II listed Coley Park House. However, the scale and bulk of the structure are such that its long-term retention would not be desirable. Accordingly, a condition is attached requiring the temporary building to be removed and the site restored to its former condition at the end of the seven-year temporary period.

In summary, given the importance of the facility for meeting the hospital's clinical needs, and taking into account the relatively limited impact of the MRI scanner and the temporary nature of the proposal, it is considered that planning permission should be granted.

7. RECOMMENDATION

Grant planning permission

RECOMMENDED CONDITIONS:

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:

Kay Klamp railing details

CI/SfB (4-) X Eurobrick Brick Cladding systems X-CLAD Installation guide Edition 2

MAGNETOM Sola, 1.5 Tesla, MRI product specification, Siemens Healthineers, 30.01.2019

As received 29 May 2025

32215/PNA1 Rev 2 Environmental noise survey and plant noise assessment, Hann Tucker Associates, 2 June 2025

As received 3 June 2025

6738-05 rev G Proposed Ground Floor Plan

As received 21 July 2025

6738-06 rev B Proposed Elevations Plan
As received 22 July 2025

6738/FP/DAAS, Design and Access Statement Revision B, February 2025
Ramsay Health Care UK Social Impact Report 2025 (F)
As received 3 August 2025

6738-04 rev D Proposed Site Layout
6738-LP rev D Site Location
As received 14 October 2025

edp9335_r001 B Arboricultural Method Statement (incorporating Arboricultural Impact Assessment and Tree Protection), edp, October 2025
As received 21 October 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. **No development shall commence**, until a schedule of the materials including samples of the external brick slip, glazing and roofing to be used on the external elevations to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved.

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

4. The proposed use shall be ancillary to the adjacent hospital and medical centre uses only in Use Class C2 (Residential Institutions) or Class E (Commercial, Business and Service) and for no other purpose.

REASON: In order for local planning authority to control the intensity of use of the site in the interests of protecting residential amenity and traffic generation and the impact on the Coley House Listed Building in accordance with policies CC7, CC8 and TR5 and EN1 of the Reading Local Plan 2019.

5. Prior to first occupation/use of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with 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: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

6. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement / Tree Protection Plan prepared by edp9335_r001 B Arboricultural Method Statement (incorporating Arboricultural Impact Assessment and Tree Protection), edp, October 2025. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

7. The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

8. **No development shall commence on site**, until full details of a temporary vehicle access to allow for the delivery of the temporary modular building and associated construction vehicles has been submitted to an approved in writing by the Local Planning Authority. The temporary vehicle access shall thereafter be constructed in accordance with the approved details for the delivery of the temporary modular building only.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

9. The proposed temporary access(es) to the site for the delivery of the temporary building shall be stopped up and abandoned immediately after the new MRI unit has been brought into use. The footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority.

REASON: In the interests of road safety and maintenance of the highway in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

10. The building which is the subject of this permission shall be removed and the land shall be restored to its former condition on or before 15 December 2032 in accordance with a scheme of works, including construction vehicle access to enable the removal of the temporary modular building from the site which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: The type of building is not one that the Local Planning Authority is prepared to approve in this location other than for a limited period, having regard to the materials and type of structure proposed. Permission is only given on a temporary basis because a permanent building in front of the main hospital building would be contrary to policy CC7 and EN1 of the Reading Local Plan 2019.

11. The plant, glazing, ventilation and any other mitigation specified shall be installed in accordance with the specifications recommended within the Noise Assessment submitted with the application 32215/PNA1 Rev 2 Environmental noise survey and plant noise assessment, Hann Tucker Associates, 2 June 2025, As received 3 June 2025

REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. 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.
2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
3. 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.
4. You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.
5.
 - 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.

6. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the temporary access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.
7. Listed building consent may be required for works to remove the existing MRI from the Grade II listed Coley Park House.
8. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.