

Reading Borough Council
Development Control
PO Box 17
Reading
Berkshire
RG1 7TD

Our ref: WA/2025/132775/01-L01
Your ref: PL/25/1711
Date: 19 December 2025

Dear Sir/Madam

**Change of use of part of building from class E (offices) to C3 (dwelling houses) to comprise 17 flats. Prior notification under class MA, part 3 of Schedule 2 of the Town And Country Planning (General Permitted Development) Order 2015
Abbey Gardens, 4-6 Abbey Street, Reading, RG1 3BA**

Thank you for consulting us on the development proposed above, on 8 December 2025. We have reviewed the following documents:

- FRA- Abbey Gardens 5292, dated 29.07.25
- Proposed plans

The proposal is for 17 dwellings on 5th and 6th floors, plus bin storage to lower ground floor (car parking area). The proposed extra bin storage is located within the building's car park in a room which is already allocated as a refuse store. This will not have any impacts on flood risk.

Environment Agency position

The proposed development will only meet the NPPF's requirements in relation to flood risk if the following planning **condition** is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment document reference FRA- Abbey Gardens 5292, dated 29.07.25 and the mitigation measures contained therein.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason(s)

To reduce the risk of flooding to the proposed development and future occupants. This is supported by Policy EN18 of the Review of the Reading Borough Local Plan 2019 – March 2023.

Final comments

Thank you again for consulting us on this proposal.

Please note that this response is based on the information provided at this time and if this changes in the future, we would need to consider our position again. If you have any further questions, please do not hesitate to contact me.

In accordance with the Planning Practice Guidance ([Determining a planning application](#), paragraph 019), please notify us by email within two weeks of a decision being made or if the application is withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours faithfully

Miss Liz Denham
Planning Advisor

Team e-mail: planning_THM@environment-agency.gov.uk