

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/25/1711 Prior approval Part 3 Class MA: Commercial, business and service uses to dwellinghouses

Address: Abbey Gardens, 4-6 Abbey Street, Reading, RG1 3BA

Proposal: Change of use of part of building from Class E (offices) to Class 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.

Applicant: McGrath Group

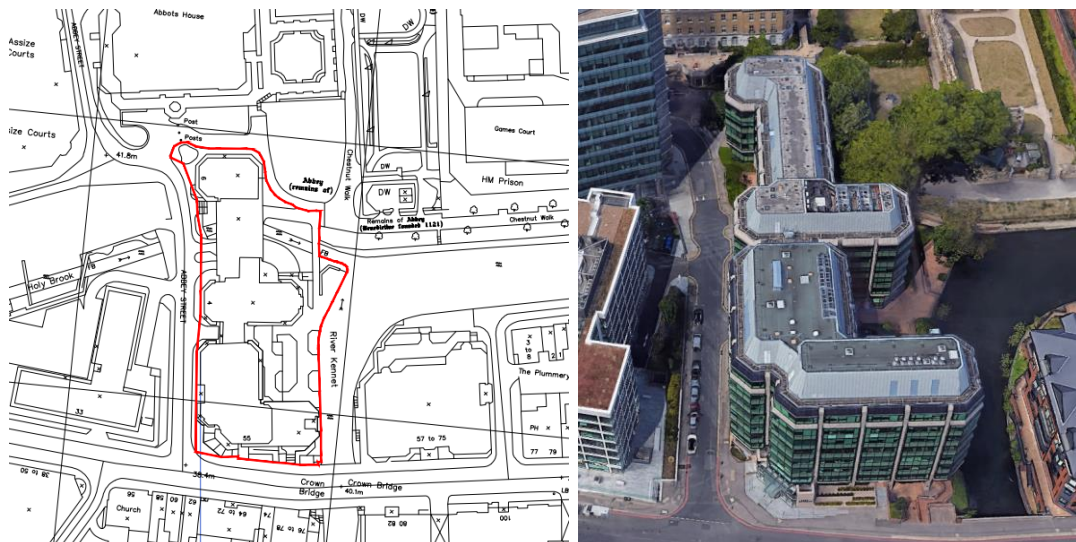
Received date: 27/11/2025

Target Decision date: 22/01/2026

Case Officer: Jonathan Markwell

1. SITE DESCRIPTION

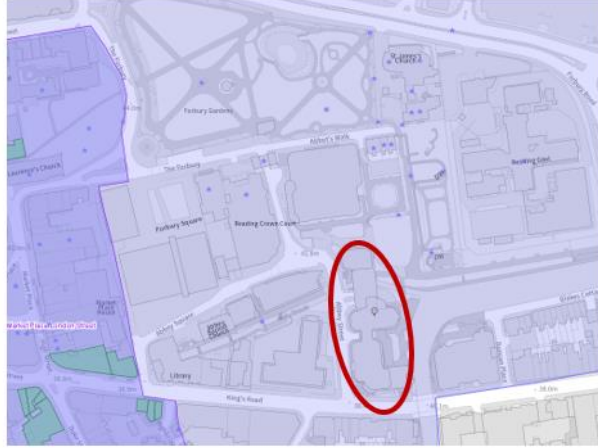
- 1.1 The application site is a basement, lower ground, ground and seven storey (10 floors in total, with a substantial roof level too) office block located on the corner of King's Road and Abbey Street. The main entrance to the building is on this corner. There is a terrace to the east of the building, set back at a higher level than the footpath along the River Kennet, with tiered landscaping to the front at river level, to the sides and on top of the terrace. Prior approval PL25/0202 under Class MA was granted on 23 May 2025 for the change of use of part of the ground to the fifth floor of the central and northern parts of the building to create 92 residential units. Prior approval PL/25/0918 under Class MA was granted on 21 August 2025 for the change of use of part of the ground to the seventh floor of the southern part of the building to create 107 residential units (see relevant history below). At the time of an officer site visit on 09 September 2025 it was evident that some parts of the office building were still in active use, while others were stripped internally in preparation for the change of use to residential.



Left: Site Location Plan; Right: Aerial view from Google Maps

- 1.2 The site is within the Central Reading Area, the Reading Central Core, Office Core and a Tall buildings Cluster (eastern grouping CR10c as per Reading Local Plan 2019). It is also within an area of Archaeological Potential, within the boundary of Flood zones 1, 2 & 3 (with the Holy Brook running beneath the building into the River Kennet) and an air quality management area. Furthermore, it is in the vicinity of the Abbey Ruins (Scheduled Ancient Monument), to the north-east, and therefore within the Abbey Quarter Policy Area. It is also at the confluence of two Green

Links, with two sides of the building directly adjacent to the River Kennet. The building is not listed nor located within a Conservation Area, albeit there are a number of listed buildings and structures close-by. These include the Grade I Listed Reading Abbey Ruins and Grade II listed Reading Gaol (main building). Significant trees are in close proximity to the building (including TPOs). The site falls outside of the Article 4 area within Reading, which restricts prior approval changes of use.



Location of the application site, listed buildings with stars on them and conservation area (dark purple)



Officer site photos on 20/08/2025 (above) and 06/11/2025 (below)



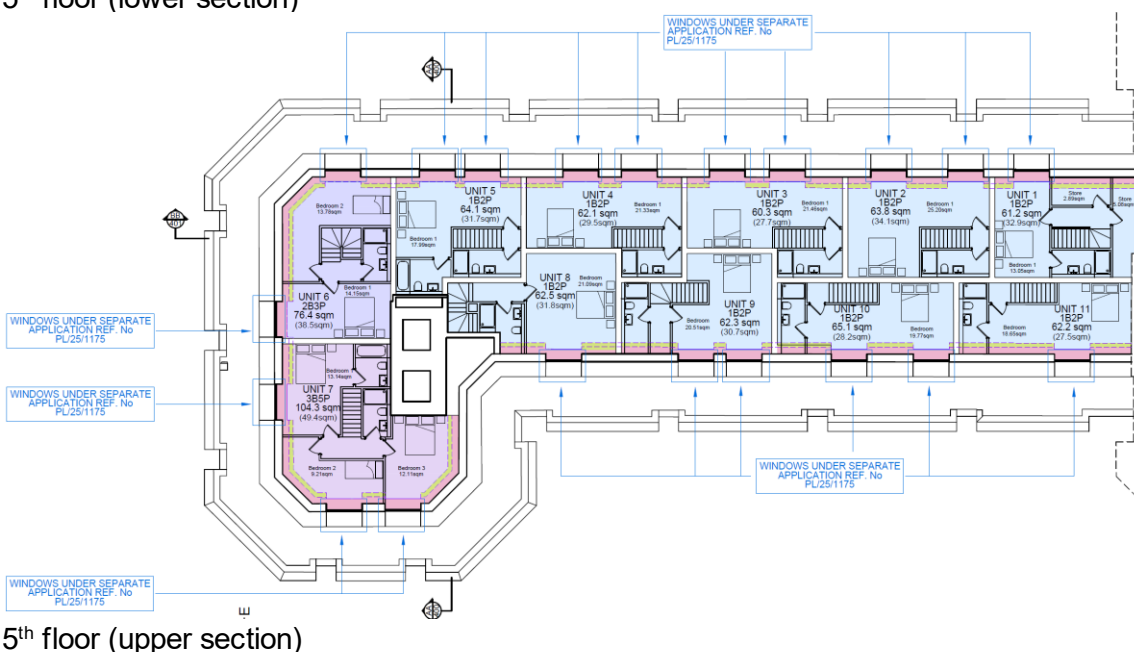
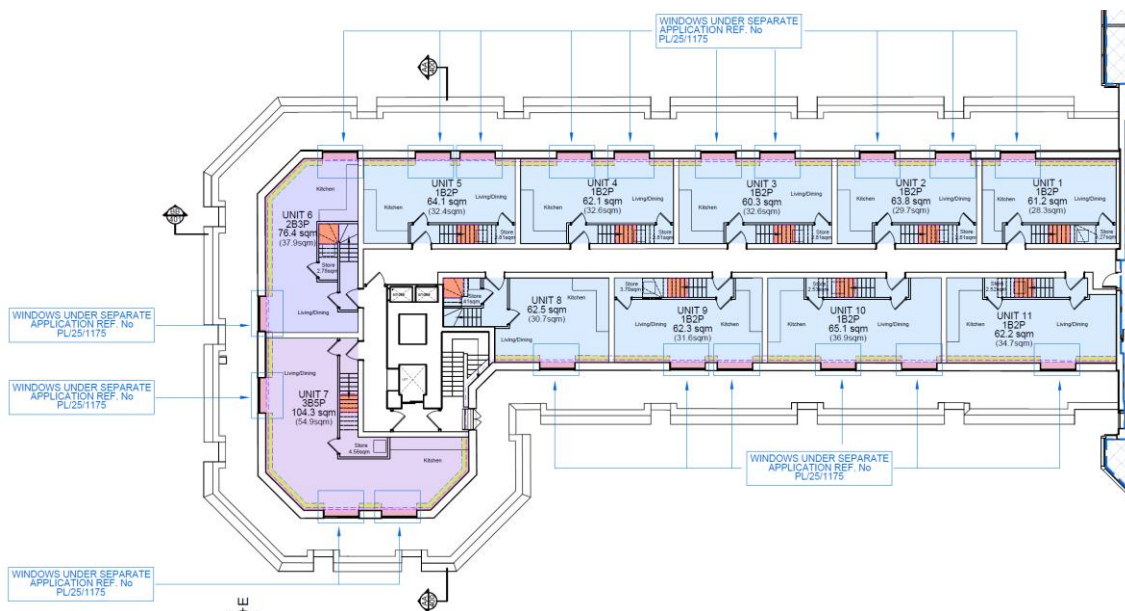
2. PROPOSAL AND SUPPORTING INFORMATION

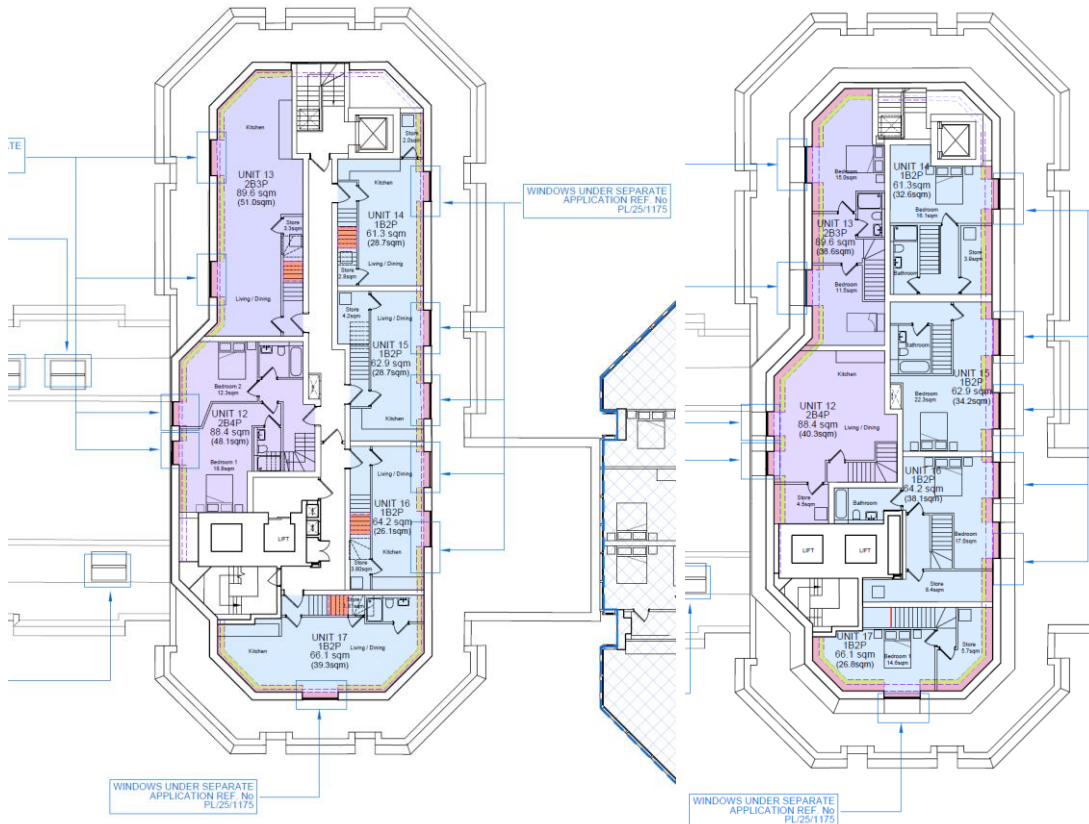
2.1 Prior approval is sought under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 for change of use of the attic roofspace within the northern and middle blocks of the building from Class E (offices) (with the use / floorspace ancillary to

the offices on the lower floors of the building) to Class C3 (dwelling houses) to comprise 17 self-contained residential units.

2.2 More specifically, 17 duplex (split over two levels of accommodation) units are proposed, comprising 13 x 1-bedroom (all 1-bed, 2-person units), 3 x 2-bedroom (2 x 2-bed, 3-person units and 1 x 2-bed, 4-person units) and 1 x 3-bedroom (a 3-bed, 5-person unit), as per the table and plans below.

	1-bedroom, 2-person	2-bedroom, 3-person	2-bedroom, 4-person	3-bedroom, 5-person	Total
5 th floor, northern block	9	1		1	11
6 th floor, middle block	4	1	1		6
Total	13	2	1	1	17

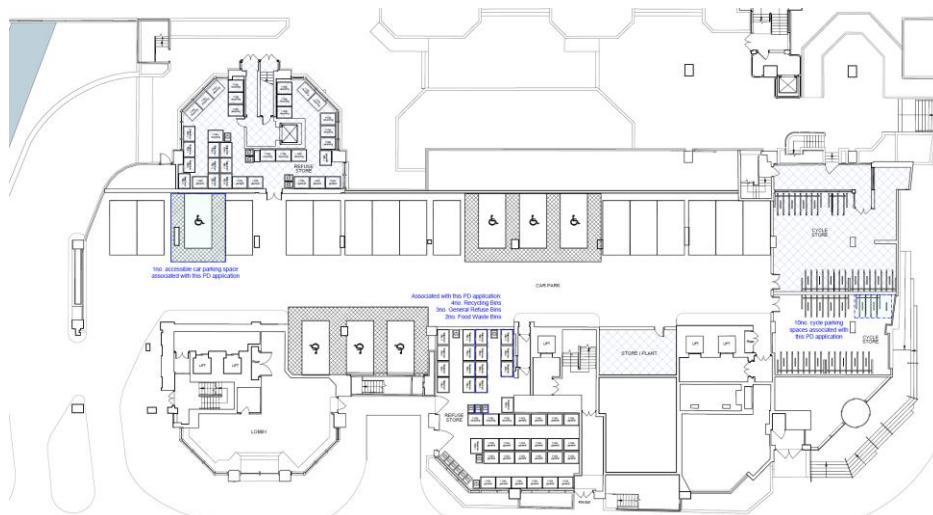




6th floor (lower section)

6th floor (upper section)

- 2.3 The floor plans submitted also reference window works and a new infill roof over part of the middle 6th floor building, which have been separately granted under planning permission PL/25/1175 (see relevant history section below). These works have permission, but have not been implemented at this time.
- 2.4 In addition, at lower ground floor level, the plans show 1 accessible car-parking space, 8 (not 10 as stated by the applicant) cycle parking spaces, 4 recycling bins, 3 general waste bins and 2 food waste bins proposed as part of this application, set within the context of wider facilities provided as part of the succession of applications relating to different parts of the overall red line application site.



2.5 Plans and documents submitted:

- Planning Application Form - Ref PL-14502464
- CIL – Form 1: CIL Additional Information forms
- Letter by hgh 'ABBEY GARDENS, ABBEY STREET, READING, RG1 3BA' dated 21/11/2025
- Noise Impact Assessment Report by KP Acoustics Ref 28800.NIA.02 dated 20/12/2024
- Internal Daylight Assessment by T16 Design Ref 6760.1 Issue 4, dated 18/11/25
- Flood Risk Assessment dated July 2025 by EAS Ref FRA – Abbey Gardens Rev A
- Transport Statement by Markides Associates Ref TS05 Rev A, dated 17/11/2025
- Phase I Desk Study by ground&water, Ref GWPR6366/DS/July 2025
- Report outlining compliance with Part B of Building Regulations, Building, Ref 25-1026 PD Application Attic Levels Abbey Gardens North and Central Blocks- Fire Safety Strategy by Ryan & Associates
As received 27/11/2025
- 200 Rev P.01 – Site Layout Plan
- 209 Rev P.01 – Existing Lower Ground Floor Plan
- 215 Rev P.01 - Existing 5th Floor Plan
- 216 Rev P.01 - Existing 6th Floor Plan
- 250 Rev P.01 – Existing Section AA
- 251 Rev P.01 – Existing Section BB
As received 27/11/2025
- 217 Rev P.01 - Existing Roof Plan
As received 18/12/2025
- 309 Rev P.02 – Proposed Lower Ground Floor Plan
- 315(a) Rev P.03 - Proposed 5th Floor Plan (lower)
- 315(b) Rev P.03 - Proposed 5th Floor Plan (upper)
- 316(a) Rev P.03 - Proposed 6th Floor Plan (lower)
- 316(b) Rev P.03 - Proposed 6th Floor Plan (upper)
- 317 Rev P.01 - Proposed Roof Plan
- 400 Rev P.03 – Proposed Section AA
- 401 Rev P.02 – Proposed Section BB
As all received on 22/12/2025
- 24-013- Abbey Gardens - Accommodation Schedule (Duplex) Rev 05 by SADAarchitecture Ref 24-012-SCH-ACC-GWH 1, as received 22/12/2025

3. **RELEVANT PLANNING HISTORY**

- 3.1 PL/11/0658 - Remodelling of existing office entrance area and alterations to access to include disabled entrance and lift. Permitted 04/01/2012.
- 3.2 111790/FUL Installation of new plant and alterations to the roof to create associated louvre openings. Permitted 07/02/2012.
- 3.3 120497/ADV Hoarding marketing wrap and 2 halo illuminated entrance signs Permitted 22/08/2012.
- 3.4 121139/APC Discharge of condition 4 of planning permission 11/01726/FUL (also known as ref 110658/FUL) Discharged 28/06/2012.

- 3.5 121582/NMA Non material change to planning permission 11/01726/FUL for modifying and raising the levels of the planters to the south elevation along Kings Road to include for the existing floor structure below Agreed 04/10/2012.
- 3.6 121616/CLE Certificate of Lawfulness for proposed new door Permitted 15/08/2012.
- 3.7 172261/FUL External terrace and decked area, Refused 10/05/2018.
- 3.8 191033 - 2 no. Freestanding Directional Signs and 1 no. Building Mounted Sign. Granted 25/09/2019.
- 3.9 191777/FUL Removal of 2no glazed panels and installation of new Air Intake Louvres to match existing. Permitted 10/01/2020.
- 3.10 200477/FUL Remove existing glazed panel and replace with new entrance door to terrace area Permitted 27/05/2020.
- 3.11 20/1835/FUL Removal of 1No. glazed panel and the installation of a new air intake/outlet to match existing (part retrospective) Permitted 01/03/2021.
- 3.12 210071/NMA Non-Material Amendment to permitted application 200477 - revise the design from a single door to a single door with side and overhead glazed panels. Agreed 11/02/2021.
- 3.13 PL/21/1723 - Application for prior notification of proposed development by telecommunications code systems operators.
- 3.14 23/0211/FUL Remove existing glazed panel and replace with new entrance door to terrace area Permitted 19/04/2023.
- 3.15 PL/25/0202 - Change of use of part of ground, first, second, third, fourth and fifth floors from Class E (offices) to C3 (dwelling houses) to comprise 84x1 bed and 8x2 bed flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Prior Approval Given 23/05/2025.
- 3.16 PL/25/0918 - Change of use of part of the ground floor to seventh floor from Class E (offices) to C3 (dwelling houses) to comprise 53 1x bed and 54 2x bed flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Prior Approval Given 21/08/2025.
- 3.17 PL/25/1148 - Change of use of part of the 5th (north block) and 6th (middle block) floors from Class E (offices) to Class C3 (dwelling houses) to comprise 14 (1x1, 11x2 & 2x3-bedroom) residential units. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Application withdrawn 16/09/2025.
- 3.18 PL/25/1175 - Installation of roof space windows on the north, east and west elevations of the north block and north, south and west elevations of the central block and construction of a roof to enclose the plant area within part of the central block, all associated with the existing office use (Class E) (amended description). Granted 03/12/2025.
- 3.19 PL/25/1729 - Installation of roof space windows and associated works within the north, east, south and west elevations of the south block of the offices (Class E). Current application under consideration.

- 3.20 PL/26/0012 - Change of use of part of building from Class E (offices) to Class C3 (dwelling houses) to comprise 12 new flats. Prior Notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Current application under consideration.

4 CONSULTATIONS

4.1 HSE Fire Safety – Headline response is ‘content’.

- 4.1.1 The work proposed relates to the Central and North blocks only, which are internally connected at all levels, and includes the change of use of the double height attic roof plant areas (the lower and upper areas of: the 5th floor for North Block and the 6th floor for Central Block) for use as residential duplex apartments.
- 4.1.2 The development has a top-most floor height of 20.35m to the front of the building and 20.85m to the rear. The North and Central blocks have 7 storeys above the ground level (Ground plus L1 to L6), plus a lower ground level. Car and cycle parking, storage, plant refuse storage and a lobby are located at the lower ground floor level, with residential accommodation proposed on the ground to fifth floors.
- 4.1.3 The development (North and Central blocks) is served on all storeys by three stairs: two firefighting stairs (stair 1 in North block, and stair 2 in Central block), and one evacuation stair (stair 3 in Central block). The firefighting stairs are part of the firefighting shafts which also contain: a firefighting lift, an evacuation lift, a smoke ventilated lobby, and a dry riser outlet within the stair. The evacuation stair 3 (Central block) has an associated evacuation lift.
- 4.1.4 The attic space of the North block will form duplex apartments (with means of escape: Stair 1 and Stair 2) and will become the 5th floor of the North Block. The attic space of the Central block will form duplex apartments (with means of escape: Stair 3 and Stair 2) and will become the 6th floor of the Central Block.
- 4.1.5 The Fire Safety Strategy confirms that the design standard used is BS9991:2024 (‘Fire safety design, management, and use of residential buildings’). HSE has assessed the application accordingly.
- 4.1.6 Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.
- 4.1.7 However, HSE has identified matters that the applicant should try to address in advance of later regulatory stages – this does not contribute to HSE’s substantive response and should not be used for the purposes of decision making by the local planning authority. Such matters relate to:
- Fire Service Access
 - Smoke Ventilation - Computational Fluid Dynamic (CFD)
 - Material change of use
 - Building Safety Regulator
- 4.2 Environment Agency – No objection providing a condition is secured:
- 4.2.1 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.

4.3 RBC Transport – No objection, subject to conditions and informatives.

- 4.3.1 The site is located within the Reading Central Area and within Reading's primary shopping area within Zone 1 of the adopted Parking Standards and Design SPD which is an area at the very heart of Reading Borough, consisting primarily of retail and commercial office developments, with limited residential. This area is well served by rail and bus links and contains the largest proportion of public car parking spaces.
- 4.3.2 Parking should be provided in accordance with the Council's Revised Parking Standards and Design SPD; Accessible parking spaces should also be provided in accordance with RBC's parking guidance which states that for residential units providing less than 200 parking spaces, there should be a minimum of 3 accessible spaces or 5% of the total capacity, whichever is greater. A Transport statement containing car ownership and trip data has been submitted to support a car free development, (with the exception of 1 disabled parking bay located at basement level accessed via an existing access point). Given the information and the extensive parking controls and restrictions surrounding the site ensuring that any overspill will not impact on road safety, a car free development can be considered. Any planning consent will also impose conditions/informatives on the addresses to ensure that the proposed units will NOT be eligible for parking or visitor permits.
- 4.3.3 No changes are proposed to the site's existing vehicle access points. It is considered that the proposed change of use would not have a material impact on the character of the traffic in the vicinity of the site. Therefore there are no Transport objections to prior approval being given for the proposed change of use subject to the informative/conditions stated below.
- 4.3.4 Cycle storage should be provided in accordance with the Borough's Parking Standards and Design SPD, however under GPD we would not comment on this, however it is noted that 8 cycle storage spaces are being provided for this application at basement level in the form of two-tier stands.
- 4.3.5 Bin storage should comply with Manual for Streets and British Standard 5906: 2005 for Waste Management in Buildings and should be located no further than 10m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods. It is recommended that the Council's Waste Management team be contacted to ensure the correct capacity of bins is provided.
- 4.3.6 In principle Transport do not have any objections to this application the site is in a highly sustainable location and unauthorised parking can be managed via the extensive restrictions in place.

DC1 VEHICLE PARKING (AS SPECIFIED)
DC20 PARKING PERMITS 1
DC21 PARKING PERMITS 2

IF3 Highways
I13 Parking Permits

4.4 RBC Environmental Protection – No objection, subject to conditions.

- 4.4.1 The noise assessment does not identify any sources of commercial noise so mitigation is not required under the prior approval, however upgrades to the glazing are recommended to provide suitable accommodation, protected from traffic noise.
- 4.4.2 The contaminated land desk study recommends further work, this could be done prior to or post permission. More assessment is required outside of the area where there is an undercroft car park. In addition, outside of this boundary the areas may be at risk from ground-gases and vapours. It is considered that the best approach to further investigation given the existing building footprint (i.e all slabs) will stay the same that in-situ continuous ground-gas and vapour monitoring should be undertaken in these locations. This would then provide an idea of if retrospective gas/vapour protection measures will be required.
- 4.4.3 In the circumstances of this being a prior notification application and only a desk study report has been submitted, the contaminated land condition is recommended, which shall secure a full contaminated land assessment and remediation scheme to be submitted, a remediation, implementation scheme and verification of works to be undertaken and an unidentified contamination condition to be secured too.

4.5 RBC Natural Environment - No objections, subject to the following informatives:

- Informative I15 'Advice about TPO.d trees and trees in Conservation Areas' and
- I29 – 'Advice to use tree protection', given the trees around the building and given the site is within an AQMA and low canopy cover ward.

4.6 RBC Building Control – No comment.

- 4.6.1 As the height of the top floor is greater than 18m measured above lowest ground level, this building is a Higher Risk building (HRB).
- 4.6.2 The building control function, including and pre application advice, will be provided by the Building Safety Regulator. Building Control therefore have no comments to make on this application.

4.7 RBC Waste Operations – The Council's standard household waste collection service is for fortnightly general waste collections, fortnightly recycling collections and weekly food waste collections. In the near future the Council will also be introducing glass recycling collections and it will be collected fortnightly.

- 4.7.1 A development containing 17 residential units would need to have space for the below bins –
- 2 x 1100L general waste
 - 4 x 1100L recycling
 - 2 x 240L food waste
 - 2 x 240L glass
- 4.7.2 As per my comments for PL/25/1148 -ABBEY GARDENS, 4-6 ABBEY STREET, READING, RG1 3BA - Please note that there are a number of requirements that must be complied with within the bin store regarding space and access. Please refer to sections 3.3-3.7 on the Council's Waste Management Guidelines.

- 4.7.3 We would ask to see a swept path analysis document showing how the larger refuse collection vehicle will enter the site and access both bin stores.
- 4.7.4 Please note that all bins would need to be within 10m of the rear of the collection vehicle for them to be safely retrieved by our crews. If the bins are to be presented by a site management team, we would seek further clarification on where the bins would be dragged to and when, so that we can be sure they would not cause an obstruction. Developers should be aware that waste collections begin at 6am each day and can run up until 4pm. Whilst collection days can be confirmed, exact collection times cannot and bins would need to be presented in advance of the crew attending. As such the building management team would need to be present from 6am and the bins would need to be presented before the crew arrive to ensure prompt and efficient emptying of bins.
- 4.7.5 Please be aware that if crews need direct access to bin stores and locks are to be fitted to any doors or gates at bin storage areas, these should be either combination or keypad style with a code. Developers and site managers should be aware that the code will be held within our collection records and shared with a number of collection staff to ensure ease of access. Individual patterned, physical keys or security fobs will not be accepted or permitted.
- 4.7.6 We require at least 6 weeks' notice prior to residents moving into a development to ensure that bins can be purchased, delivered and collections scheduled in with the crews.
- 4.8 RBC Early Years & RBC Education - No response received.
- 4.9 Thames Water – a series of comments and two recommended informatives.
- 4.9.1 Waste Comments: The foul water network in this catchment is impacted by high infiltration flows during certain groundwater conditions. Care must be taken when designing new networks to ensure they don't surcharge and cause flooding. Whilst design and construction guidance for sewers allows for an element of infiltration, Thames Water would expect in high risk areas such as this that additional precautions are taken to minimise infiltration; this should be in the form of the installation of leak tight liners within sewers and resin injection to seal chambers. This will help to mitigate the risk of flooding in the vicinity of the development (e.g. reduce property flood risk and travel disruption in the locality) and also help to reduce the risk of pollutions in the wider environment, particularly considering the impact of climate change. In the longer term, Thames Water, along with other partners, are working on a strategy to reduce groundwater entering public sewer networks.
- 4.9.2 The surface water network in this catchment is impacted by high infiltration flows during certain groundwater conditions. Care must be taken when designing new networks to ensure they don't surcharge and cause flooding. Whilst design and construction guidance for sewers allows for an element of infiltration, Thames Water would expect in high risk areas such as this that additional precautions are taken to minimise infiltration; this should be in the form of the installation of leak tight liners within sewers and resin injection to seal chambers. This will help to mitigate the risk of flooding in the vicinity of the development (e.g. reduce property flood risk and travel disruption in the locality) and also help to reduce the risk of pollutions in the wider environment, particularly considering the impact of climate change. Developers must liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. This must also ensure that the design of any SUDS or surface water management solution conveys exceedance flows away from public sewer networks. In the longer term, Thames Water, along with other partners, are working on a strategy to reduce groundwater entering public sewer networks.
- 4.9.3 Public sewers are crossing or close to the development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain.

This is to prevent damage to the sewer network and ensures Thames Water have suitable and safe access to carry out maintenance and repairs. Please refer to the Thames Water guide on working near or diverting Thames Water pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Please ensure to apply to determine if a build over agreement will be granted.

- 4.9.4 Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:

“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.

- 4.9.5 With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow guidance under sections 167, 168 & 169 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 further information be required please refer to the Thames Water website. <https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design>
- 4.9.6 Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, Thames Water would not have any objection to the above planning application, based on the information provided.
- 4.9.7 Water Comments: There are water mains crossing or close to the development. Thames Water do NOT permit the building over or construction within 3m of water mains. If significant works are planned within 3m of Thames Waters mains, Thames Water will need to check that the development doesn’t reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read the Thames Water guide ‘working near or diverting our pipes’. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
- 4.9.8 If the applicant is planning on using mains water for construction purposes, it’s important that the applicant lets Thames Water know before the applicant starts using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.
- 4.9.9 On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, Thames Water would not have any objection to the

above planning application. Thames Water recommends the following informative be attached to this planning permission.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

4.10 Public consultation:

4.10.1 Four site notices were display around the application site from 08/12/2025, expiring on 29/12/2025 (they were removed on 09/01/2026). No responses have been received.



5 LEGAL AND PLANNING POLICY CONTEXT

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

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

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor,
 the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
- (h) where the development involves the loss of services provided by—

- (i) a registered nursery, or
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act the impact on the local provision of the type of services lost.
- (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building

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

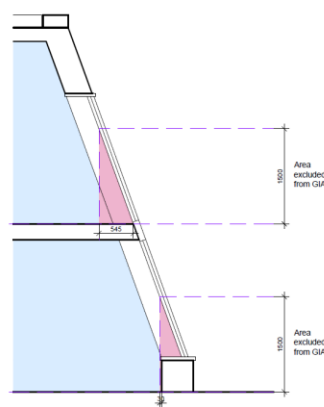
5.4 If the Local Planning Authority determine that Prior Approval is required, Paragraph W of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that the Local Planning Authority should, when determining an application, have regard to the National Planning Policy Framework (NPPF), 'so far as relevant to the subject matter of the prior approval, as if the application were a planning application' (Paragraph W, para 10b).

6 APPRAISAL

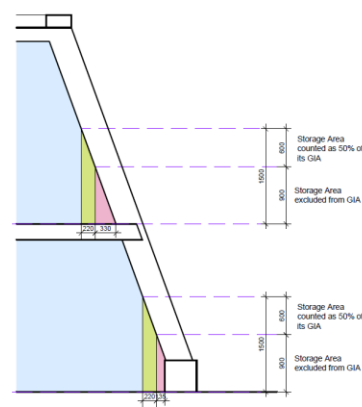
6.1 The proposal comprises the change of use of the building from Class E (office) to Class C3 (dwellinghouse) with the proposal to be considered against the criteria and conditions contained within Part 3, of Class MA.1. (1) (a)-(g), of the Town and Country Planning (General Permitted Development) (England)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

6.2 In addition, in order to qualify for assessment under Class MA, all applications submitted under this class from 6th April 2021 must comply with Department for Communities and Local Government's Technical Housing Standards – Nationally Described Space Standards, minimum space standards. As the application was received after the 6th April 2021 there is a requirement to comply with these minimum space standards.

6.3 In this regard, the proposals have been carefully scrutinised, given the attic space location where the works are proposed to take place and the duplex nature of the units. In particular, the floor to ceiling heights, bedroom, storage and overall flat sizes have all been demonstrated, following revisions submitted during the course of the application, to comply with the space standards. This includes the plans specifically marking areas which are below the floorspace being able to be counted and where storage areas are provided in each instance (see below). In overall terms it is therefore confirmed that all the proposed units comply with these minimum space standards, as illustrated in the accompanying plans and the accommodation schedule submitted with the application.



GIA head height diagram
(at window)



GIA head height diagram
(at external wall)

Criteria MA.1.—(1)

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

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

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

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

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

The site does not form part of a site of special scientific interest, listed building nor land within its curtilage, a Scheduled monument or land within its curtilage (although Reading Abbey is close by), safety hazard area, nor military explosive storage area.

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

- (i) an area of outstanding natural beauty;***
- (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;***
- (iii) the Broads;***
- (iv) a National Park; or***
- (v) a World Heritage Site;”***

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

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

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

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

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

Complies.

6.10 Conditions

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

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

6.12 Assessment of MA.2.—(1)

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

As per the Transport observations at section 4 above, the proposals are considered acceptable from a transport perspective, subject to a series of conditions including securing the parking (as shown – this can cover both car and cycle parking) and addresses not being automatically entitled to on-street parking permit(s).

6.14 (b) Contamination risks in relation to the building

A contaminated land assessment has been submitted with the application. This has been reviewed by RBC Environmental Protection Officers who have raised queries in relation to potential risk from ground gases and vapours. Accordingly, a more detailed contaminated land assessment (and subsequent remediation, implementation and verification stages) will be secured via condition. The applicant's supporting letter anticipates this scenario occurring.

6.15 (c) Flooding risks in relation to the building

A flood risk assessment has been submitted within the application. Given parts of the site are within Flood Zones 2 and 3 the Environment Agency has been consulted. The EA's consultation response (see section 4.2 above) considers the FRA (and development as a whole) to be appropriate subject to a compliance condition for the development to be carried out in accordance with the mitigation measures referenced within the approved FRA. This condition will therefore be secured.

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

A noise assessment has been submitted with the application. RBC Environmental Protection Officers confirm that no mitigation is required and the report is satisfactory.

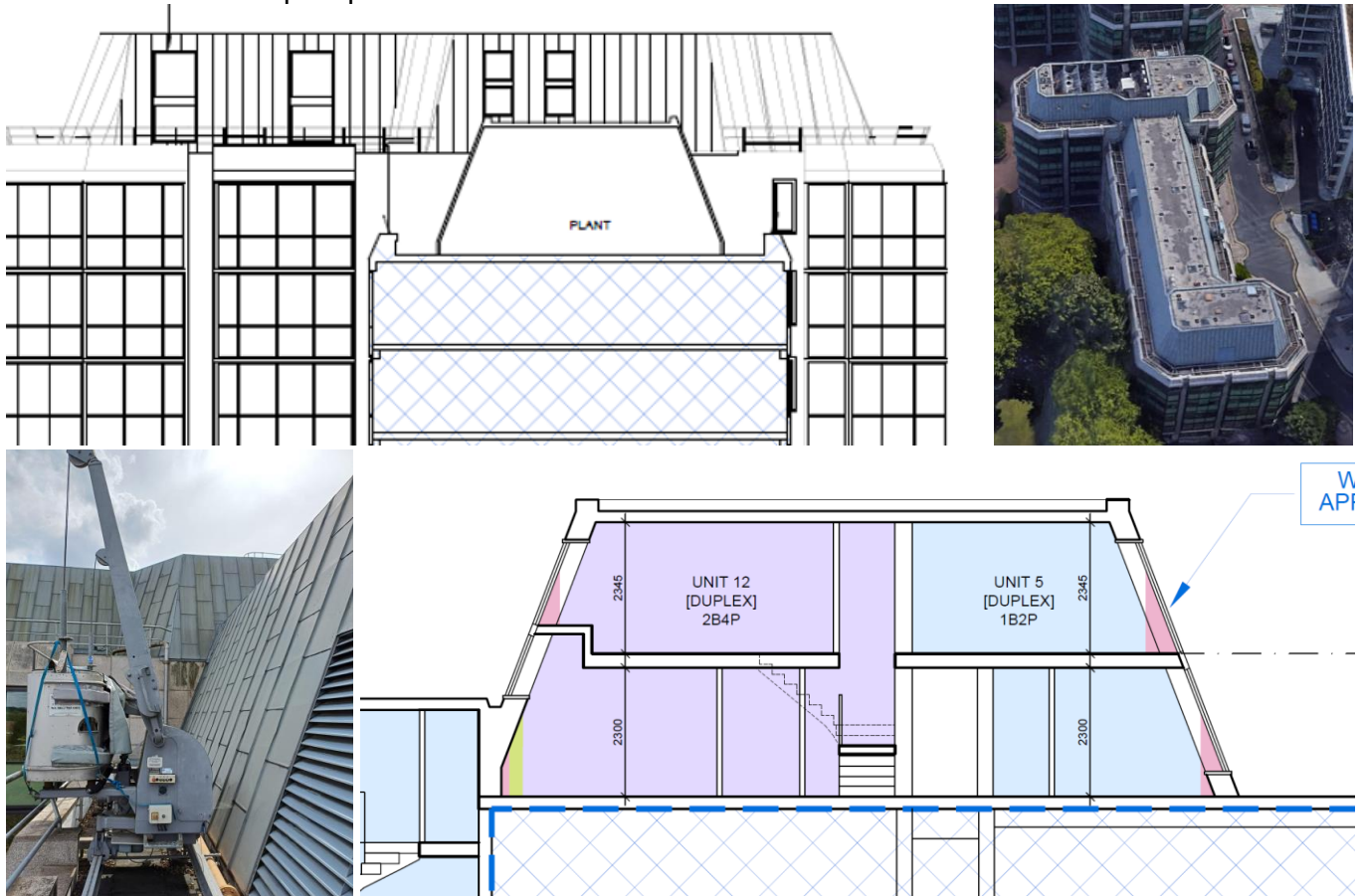
6.17 (e) where— (i) the building is located in a conservation area, and (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

The site is not located within a conservation area.

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

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

The building requires some external alterations, namely the provision windows, for appropriate levels of light to be provided, given the absence of existing windows within the attic plant roofspace. The applicant made a separate planning application, ref. PL/25/1175, which was approved on 03/12/2025. The works approved as part of that application, which for completeness are clearly marked on the proposed plans as part of this application too, would ensure that all habitable rooms would receive appropriate levels of daylight, and a condition is proposed to ensure that the works under ref. PL/25/1175 are completed prior to occupation of the units proposed as part of this application. Such an approach has been undertaken elsewhere in the Borough and been allowed in appeal scenarios and at the High Court. It is therefore an established and accepted procedure.



An internal daylight assessment has also been submitted with the application and this demonstrates that all rooms would receive adequate levels of natural light following the completion of the works proposed under the separate planning permission. A particular focus has been given to the windows within unit 12 (middle block, facing north), as no outlook is possible from part of the lower level owing to the connecting area of the northern block. Hence, smaller windows are proposed than elsewhere at the building and internally the floor to ceiling height is altered to increase the amount of window serving the lower level. Although not an optimal situation, this arrangement is nevertheless considered to provide adequate light to the two bedrooms proposed at this point, as the legislation requires.

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

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

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

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

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

The applicant submitted a Fire Statement, given the building meets the Gateway One threshold. As per section 4.1 above, the HSE is content with the proposed strategy. A series of wider informatives are referenced, which the applicant will need to satisfy post-planning. An informative is recommended in this regard, although the HSE consultation response (where such matters are detailed in full) is publicly available via the Council's website.

6.22 3) *An application for prior approval for development under Class MA may not be made before 1 August 2021.*

The application was received in November 2025, so complies.

6.23 (4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph as if –

(a) for paragraph (e) of sub-paragraph (2) there were substituted—

“(e) where—

(i) sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment;

(ii) sub-paragraph (6A) requires the Health and Safety Executive to be consulted, a statement about the fire safety design principles, concepts and standards that have been applied to the development,”; 32

(b) in the introductory words in sub-paragraph (5), for “and highways impacts of the development” there were substituted “impacts of the development, particularly to ensure safe site access”;

(c) after sub-paragraph (6) there were inserted—

“(6A)Where the application relates to prior approval as to fire safety impacts, on receipt of the application, the local planning authority must consult the Health and Safety Executive.”

Relevant elements complied with by the LPA.

- 6.24 **(5) Development must be completed within a period of 3 years starting with the prior approval date.**

Will be secured via condition.

- 6.25 **(6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.]**

Will be secured via condition.

6.26 **Other matters**

It is also noted that Thames Water has made a series of comments (see section 4 above), some of which are considered to go beyond the scope of what can be considered in this type of application. Informatives, where requested, will be secured. A further informative is recommended to be included to advise the applicant to address the various other matters recommended by Thames Water as part of the implementation of these proposals.

7 RECOMMENDATION

Prior Approval is **REQUIRED and GIVEN**, subject to conditions:

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

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

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

- 309 Rev P.02 – Proposed Lower Ground Floor Plan
- 315(a) Rev P.03 - Proposed 5th Floor Plan (lower)
- 315(b) Rev P.03 - Proposed 5th Floor Plan (upper)
- 316(a) Rev P.03 - Proposed 6th Floor Plan (lower)
- 316(b) Rev P.03 - Proposed 6th Floor Plan (upper)
- 317 Rev P.01 - Proposed Roof Plan
- 400 Rev P.03 – Proposed Section AA
- 401 Rev P.02 – Proposed Section BB

As all received on 22/12/2025

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. Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

REASON: To comply with the requirement of paragraph MA.2.—(6) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4. The dwellings hereby permitted shall not be occupied until all vehicle and cycle parking spaces have been provided in accordance with the plan (309 Rev P.02 – Proposed Lower Ground Floor Plan, as received 22/12/2025) hereby approved. The parking area shall be kept available for vehicle and cycle parking, as shown, at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers, reduce the likelihood of roadside parking which could be a danger to other road users and to provide cycle parking to encourage travel by sustainable alternatives to private vehicle, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

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

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

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

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

7. No dwelling hereby approved shall be occupied until the works approved under planning permission ref. PL/25/1175 on 03/12/2025, namely *“Installation of roof space windows on the north, east and west elevations of the north block and north, south and west elevations of the central block and construction of a roof to enclose the plant area within part of the central block, all associated with the existing office use (Class E) (amended description).”*, have been completed in accordance with the terms and conditions of that application, including the relevant approved plans: 315 Rev P.02 - Proposed 5th Floor Plan; 316 Rev P.03 - Proposed 6th Floor Plan; 317 Rev P.02 - Proposed Roof Plan; 500 Rev P.02 - Proposed East and West Elevation; 501 Rev P.02 - Proposed North and South Elevation; 502 Rev P.01 - Proposed North&South Elevation (Central Block); 401 Rev P.01 – Proposed Section AA; 450 Rev P.01 – Existing & Proposed Facade Section, as all received on 02/10/2025. The separately approved works shall be retained and maintained as such thereafter.

REASON: To ensure that every habitable room received adequate levels of daylight, in accordance with Policy H5 of the Reading Borough Local Plan 2019 and part (f) of Schedule 2, Part 3, Class

MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

8. The development shall be carried out in accordance with the submitted flood risk assessment document reference Flood Risk Assessment dated July 2025 by EAS Ref FRA – Abbey Gardens Rev A 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: To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

9. 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 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.

10. 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.

11. The approved remediation scheme under Condition 10 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.

12. 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.

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.

Informatives

1. The proposal meets the relevant criteria set out in Class MA.
2. The applicant is advised that this decision represents the determination of the Local Planning Authority in respect of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as to whether Prior Approval is required in respect of the change of use only. Class MA does NOT afford any permitted development rights for external works which affect the exterior of the building in order to implement the change of use.
3. There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas e.g. flats and hotels there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. Where developments involve a food related business then there is a greater risk of rats being attracted to the waste. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste and for the correct waste bin capacity to be provided so that waste is not deposited outside of bins.
4. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic. Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
5. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more

about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

6. A Building Regulations application may be required for the proposed development. Please go to our website for more advice. <https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/> You can also find advice and submit an application using the Planning Portal.
7. 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.
8. You advised that demolition and related activity may harm adjacent trees and/or their Root Protection Areas (as defined by BS5837:2012). As such, it is recommended that protective fencing is erected prior to commencement of works to protect both tree canopies and Root Protection Areas. If trees subject to a Tree Preservation Order are present or the site is within a Conservation Area, such protection measures are a necessity to prevent tree damage (potentially subject to enforcement action) and advice should be sought from the Reading Borough Council Natural Environment Team.
9. The Health and Safety Executive (HSE - Fire Safety) is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. However, HSE has identified matters that the applicant should try to address in advance of later regulatory stages, relating to Fire Service Access, Smoke Ventilation - Computational Fluid Dynamic (CFD), the material change of use (HSE highlights the requirements of building regulations relating to material changes of use of a building. It is understood that the proposed development, being an increase in the number of dwellings, would be within the definition of a material change of use. It will be for the applicant to demonstrate compliance with such requirements at subsequent regulatory stages) and the Building Safety Regulator (HSE advises that all higher risk buildings are now required to be registered with the Building Safety Regulator ('BSR') on occupation. Further information can be found at <https://www.gov.uk/guidance/applying-to-register-a-high-rise-residential-building> . From April 2024 the BSR started the process of inviting accountable persons to submit a safety case for their registered buildings.
10. Thames Water has made a series of comments on these proposals, which you are strongly advised to take into account as soon as possible:

The foul water network in this catchment is impacted by high infiltration flows during certain groundwater conditions. Care must be taken when designing new networks to ensure they don't surcharge and cause flooding. Whilst design and construction guidance for sewers allows for an element of infiltration, Thames Water would expect in high risk areas such as this that additional precautions are taken to minimise infiltration; this should be in the form of the installation of leak tight liners within sewers and resin injection to seal chambers. This will help to mitigate the risk of flooding in the vicinity of the development (e.g. reduce property flood risk and travel disruption in the locality) and also help to reduce the risk of pollutions in the wider environment, particularly considering the impact of climate change. In the longer term, Thames Water, along with other partners, are working on a strategy to reduce groundwater entering public sewer networks.

The surface water network in this catchment is impacted by high infiltration flows during certain groundwater conditions. Care must be taken when designing new networks to ensure they don't surcharge and cause flooding. Whilst design and construction guidance for sewers allows for an element of infiltration, Thames Water would expect in high risk areas such as this that additional

precautions are taken to minimise infiltration; this should be in the form of the installation of leak tight liners within sewers and resin injection to seal chambers. This will help to mitigate the risk of flooding in the vicinity of the development (e.g. reduce property flood risk and travel disruption in the locality) and also help to reduce the risk of pollutions in the wider environment, particularly considering the impact of climate change. Developers must liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. This must also ensure that the design of any SUDS or surface water management solution conveys exceedance flows away from public sewer networks. In the longer term, Thames Water, along with other partners, are working on a strategy to reduce groundwater entering public sewer networks.

Public sewers are crossing or close to the development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures Thames Water have suitable and safe access to carry out maintenance and repairs. Please refer to the Thames Water guide on working near or diverting Thames Water pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Please ensure to apply to determine if a build over agreement will be granted.

Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

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.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should further information be required please refer to the Thames Water website. <https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design>

There are water mains crossing or close to the development. Thames Water do NOT permit the building over or construction within 3m of water mains. If significant works are planned within 3m of Thames Waters mains, Thames Water will need to check that the development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read the Thames Water guide 'working near or diverting our pipes'. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

If the applicant is planning on using mains water for construction purposes, it's important that the applicant lets Thames Water know before the applicant starts 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 will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.