

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: M&G RPF Limited Partnership, Thames Quarter Ltd & Lochailort Thames
Eagle House
108-110 Jermyn Street
London
SW1Y 6EE

Application No: 190809
Application type: Full Planning Approval

Applicant: M&G RPF Limited Partnership, Thames Quarter Ltd & Lochailort Thames

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Erection of a part 13-storey, part 23 storey building comprising 335 apartments in a mix of studio, one-bedroom, two-bedroom and three- bedroom units, residents' lounges, tech-hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge/reception with coffee meeting area, gym, residents' storage facilities, post room, ancillary back-of-house facilities, 335 secure cycle parking spaces, car parking spaces, landscaping, and associated works (revision to planning permission 162166 dated 23/11/2017)(Part Retrospective)

At: Thames Quarter Kings Meadow Road Reading

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 10 March 2020



Head of Planning, Development
& Regulatory Services

Application At: Thames Quarter Kings Meadow Road Reading
Application No: 190809
Application type: Full Planning Approval

CONDITIONS & REASONS

1. The following detailed plans/sections, elevations and other relevant supporting material, including the internal layout of the buildings and uses are approved pursuant to planning permission 190809:

P-10000/A Site Location Plan
P-10001/A Block Plan
Received on 20th May 2019

151638-20X19 rev PR3 (elevation bay studies)
151638-20X18 rev PR3 (east elevation east bay - external treatments)
151638-20X17 rev PR3 (east elevation west bay - external treatments)
151638-20X16 rev PR3 (west elevation west bay - external treatments)
151638-20X15 rev PR3 (west elevation - east bay)
151638-20X14 rev PR2 (west elevation - external treatments)
151638-20X13 rev PR2 (east elevation - external treatments)
151638-20X12 rev PR3 (south elevation - external treatments)
151638-20X11 rev PR2 (north elevation - external treatments)
151638-20X08 rev PL1 (west elevation west bay)
151638-20X07 rev PL1 (west elevation east bay)
Received on 20th May 2019

151638-STL-XX-00-DR-L-ZZZZ-09000 revision PL11
Received on Received on 18th August 2019

151638-09001 Rev P01 (landscape general arrangement floor 03)
151638-09002 Rev P01 (landscape general arrangement floor 10)
151638-09003 Rev P01 (landscape general arrangement floor 11)
151638-09004 Rev P01 (landscape general arrangement floor 12)
151638-09005 Rev P01 (landscape general arrangement floor 22)
Received on 20th May 2019

151638-STL-XX-00-DR-L-ZZZZ-09140 revision PL10
Received on 16th August 2019

151638-09141 Rev P01 (soft landscape works floor 03)
151638-09142 Rev P01 (soft landscape works floor 10)
151638-09143 Rev P01 (soft landscape works floor 11)

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151638-09144 Rev P01 (soft landscape works floor 12)
151638-09145 Rev P01 (soft landscape works floor 22)
Received on 20th May 2019

151638-09300 Rev PL2 (site sections)
151638-09301 rev P03 (service entry zones)
151638-09400 Rev PL2 (typical tree pit)
151638-09401 Rev P01 (tree within planter details)
151638-09402 Rev P01 (step details)
151638-09403 Rev P01 (paving details)
Received on 20th May 2019

152067-STL-20X01 revision PL3 (North elevation)
152067-STL-20X02 revision PL3 (South Elevation)
152067-STL-20X03 revision PL3 (East elevation)
152067-STL-20X04 Revision PL3 (west elevation)
Received on 8th July 2019

152067-STL-20X02 (south elevation)
152067-STL-20X04 (west elevation)
152067-STL-20X05 (east elevation - east bay)
152067-STL-20X06 (east elevation - west bay)
Received on 20th May 2019

152067-STL-10X50 Rev PL1 (floor plan level 00)
152067-STL-10X51 Rev PL1 (floor plan level 01)
152067-STL-10X52 Rev PL1 (floor plan level 02)
152067-STL-10X53 rev PL1 (floor plan level 03)
152067-STL-10X54 Rev PL1 (floor plan level 04)
152067-STL-10X55 Rev PL1 (floor plan level 05)
152067-STL-10X56 Rev PL1 (floor plan level 06)
152067-STL-10X57 Rev PL1 (floor plan level 07)
152067-STL-10X58 Rev PL1 (floor plan level 08)
152067-STL-10X59 Rev PL1 (floor plan level 09)
152067-STL-10X60 Rev PL1 (floor plan level 10)
152067-STL-10X61 Rev PL1 (floor plan level 11)
152067-STL-10X62 Rev PL2 (floor plan level 12)
152067-STL-10X64 Rev PL2 (floor plan level 13)
152067-STL-10X65 Rev PL1 (floor plan level 14)
152067-STL-10X66 Rev PL1 (floor plan level 15)
152067-STL-10X67 Rev PL1 (floor plan level 16)
152067-STL-10X68 Rev PL1 (floor plan level 17)
152067-STL-10X69 Rev PL1 (floor plan level 18)

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152067-STL-10X70 Rev PL1 (floor plan level 19)
152067-STL-10X71 Rev PL1 (floor plan level 20)
152067-STL-10X72 Rev PL1 (floor plan level 21)
152067-STL-10X73 Rev PL1 (floor plan level 22)
Received on 20th May 2019

For the avoidance of doubt, the landscaping plans above are approved insofar as they relate to the soft landscaping species only and further submissions, as required by the conditions below, will be required.

REASON: For the avoidance of doubt and to clarify which detailed plans/sections, elevations and other relevant supporting material are approved pursuant to permission 190809.

2. The hard and soft landscaping of the development hereby permitted shall be carried out fully in accordance with the details approved on 10/07/2019 (under discharge of condition ref. 180423) unless otherwise agreed in writing by the Local Planning Authority. The hard landscaping shall be completed before first occupation and the soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

REASON: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

3. All planted materials shall be maintained for five years from first planting and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with others of similar size and species to those originally required to be planted.

REASON: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

4. Prior to first occupation, a landscape management plan including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified.

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REASON: In order to ensure that provision is made to ensure the satisfactory long-term management and maintenance of landscaped areas hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

5. The approved remediation scheme shall be implemented and maintained in accordance with the details approved as contained within the letter dated 19.10.2018 from Reading Borough Council reference 181481/APPCON unless otherwise agreed and approved in writing by the Local Planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved.

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 local Plan 2019.

6. 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 local Plan 2019.

7. The land gas protection strategy hereby approved in Reading Borough Council letter dated 26.04.2018 reference 180271/APPCON shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

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 due to the presence of land gas in accordance with Policy EN16 of the Reading local Plan 2019.

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8. Piling or any other foundation designs using penetrative methods shall be undertaken fully in accordance with the approved details under approved discharge of condition reference no. 180406 dated 10/07/2018.

REASON: In order to ensure that there is no resultant unacceptable risk to groundwater from pollution and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.3

9. The development shall be constructed and retained in accordance with the approved foul & surface water drainage strategies under discharge of condition reference no. 180333/APPCON dated 25/04/2018, unless otherwise agreed in writing and approved by the Local Planning Authority.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

10. The measures within the approved Construction Method Statement under discharge of condition reference no. 180406 dated 09/07/2018 shall be adhered to throughout the whole of the construction period (or as specified) unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

11. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

12. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

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13. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms and under condition discharge application ref. 181858, unless otherwise agreed in writing with the Local Planning Authority.

REASON: 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.

14. The Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods shall be implemented in accordance with approved details under application ref. 180333/APPCON dated 25.04.2018. Any variation to the approved details must be submitted to and approved in writing by the LPA.

REASON: In order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

15. The secure windows/doors/other glazed areas (laminated glass) at ground floor level shall be installed in accordance with the approved details under discharge of condition application ref. 181187 (discharged 15.11.2018) before the development hereby permitted is first occupied and it shall be permanently maintained with such glass thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of safety and security of the users of the development in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

16. The security/access control strategy to achieve a standard as described within 'Secured by Design Homes 2016' to ensure that the development shall achieve the Secured By Design standard shall be undertaken prior to first occupation and retained in accordance with those details approved under discharge of condition application ref. 181438 dated 30.04.2019. Any variation to the approved details must be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of safety and security of the users of the development in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

17. The identified residential units meeting an accessibility standard equivalent to that set out at Part M, Category 2 of the Building Regulations 2010 (as amended) in accordance with those detail approved under condition discharge ref. 181187 dated 18.11.2019 shall be retained in accordance with the above standard for the lifetime of the development.

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REASON: To ensure the development provides for access for all, in accordance with Policy H5 of the Reading Local Plan.

18. The approved scheme of means of ventilation for the extraction and dispersal of cooking smells/fumes from any of the communal areas shall be installed in accordance with discharge of condition application ref. 181438 dated 30.04.2019 before the use hereby permitted commences and thereafter shall be permanently retained and maintained in accordance with the approved specifications unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenity of adjoining properties and to protect the general environment in the locality from smells/fumes in accordance with Policy CC8 and EN16 of the Reading Borough Local Plan 2019.

19. The bird nesting features approved under discharge of condition application ref. 181438, dated 30.04.2019 shall be fully implemented and retained for their intended use thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the ecological value of the site is enhanced post-development in accordance with Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

20. The mechanical ventilation, heating and recovery (MVHR) system and other associated measures approved under discharge of condition application ref. 181438, dated 30.04.2019 shall be fully implemented and retained in accordance with the approved MVHR and glazing systems unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenity of occupiers and the area generally in accordance with Policy CC8 and EN16 of the Reading Borough Local Plan 2019.

21. There shall be no first use of the South-Westerly open amenity terrace on Level 13 152067-STL-10X64 Rev PL2 (floor plan level 13) as detailed within Condition 1 above) until a parapet wall to a height of not less than 1.6 metres measured from the terrace deck level and to surround/enclose this terrace has been constructed in accordance with material samples and design details that have first been submitted to and approved in writing by the Local Planning Authority. The parapet wall shall thereafter be retained in accordance with the approved samples/details.

REASON: In the interest of amenity as wind/microclimatic conditions on this terrace would be uncomfortable and potentially unsafe in the absence of a suitable protective parapet wall in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

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22. No commencement of the landscaped areas (whether at ground level or on any of the high-level terraces) shall take place until details of all/any external lighting to be installed within the relevant landscape/amenity/terrace areas has been submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and any hoods/shades. The approved scheme shall be installed before first occupation of the development for residential use and the external lighting shall thereafter be maintained and operated in accordance with the approved details. For the avoidance of doubt, this permission does not allow any external lighting up of the building itself and separate permission would be required.

REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC8 and EN16 of the Reading Borough Local Plan 2019.

23. Prior to installation of the safeguarded route for public transport, a Schedule of Works for the completion of the temporary hard-surfacing between hedge 3a and Kings Meadow Road (as shown on drawing P10757-00-001-102 Rev. 01) shall be submitted to the Local Planning Authority for approval. The Schedule of Works shall include but not be limited to the specification of surfacing materials, the date by which the works shall commence, and the date by which the works shall be completed. The approved Schedule of Works shall be carried out and completed within six months of its approval by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory area is safeguarded for the approved new route for public transport (previously known as the Mass Rapid Transit (MRT) route), in the interests of encouraging non- car travel in the Borough and to provide a suitable standard of public realm in the interim period, where the MRT route (roadway surfacing) requirement comes after the development has commenced in accordance with CC6, CC9, TR1, TR2, EN14, CR11, CR3 and ER7 of the Reading Borough Local Plan 2019.

24. No part of the development hereby approved shall be first occupied until the development has been provided with sprinklers designed and installed in accordance with BS9251:2014 with enhanced performance in respect of extended duration time, increased design density and back-up power via an alternative supply, and in accordance with submitted document "Proposed Sprinkler System" Rev.01 dated 24 May 2018 by BB7. The sprinkler system shall thereafter be retained as installed and in full working order (with periodic checks) for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

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REASON: In the interests of the integrity and fire safety of this tall building development in accordance with Policy CR10 of the Reading Borough Council Local Plan 2019.

25. The development hereby permitted shall only be undertaken in accordance with the submitted Flood Risk Assessment and Sustainable Drainage Strategy (T/18/2008/MCH/DS/1 dated 05/02/18). Furthermore, prior to first occupation of the development for residential use, all recommendations (including the identification and provision of safe access routes in a flooding event) as set out in the above strategy shall be undertaken/implemented and retained thereafter.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

26. No occupation of dwellings for residential use shall take place until the dwellings and the communal/external areas of the development have been completed to the access standards as set out in Section 5.7 of the original Design and Access Statement (Thames Quarter, Reading - Design and Access Statement Rev A December 2018) as appended to the updated Design and Access Statement received on 20th May 2019. The development shall thereafter be retained in accordance with the approved standards.

REASON: in the interest of providing flexible and adaptable accommodation, in accordance with Policy H2 of the Reading Local Plan 2019.

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

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

28. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and

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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 Local Plan 2019.

29. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

30. Prior to first occupation of the development hereby approved, a strategy for the management of all service vehicle deliveries to the site (including all refuse/recycling arrangements) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be based on the submitted document, 'Illustrative Framework Building Management Plan, former Cooper Reading BMW premises, Kings Meadow Road, Reading RG1 8BN', dated March 2017 by Lochailort Ltd. Servicing of the development shall thereafter only take place in accordance with the approved strategy.

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

31. The development hereby permitted shall not be first occupied for residential use until the accesses and all vehicle parking space(s), including those indicated for disabled persons have been provided in accordance with the approved plans in Condition 1. The space(s) shall be kept available for parking at all times thereafter.

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For the avoidance of doubt, all spaces marked out for the Car Club on the approved plans shall be for Club cars only and furthermore, the development hereby approved shall accommodate a maximum of 49 car parking spaces.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

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

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

33. Prior to first occupation of the development hereby approved, the bicycle parking facilities shall be implemented fully in accordance with the plans hereby approved under condition 1. The facility shall be kept available for bicycle parking at all times and retained thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading local Plan 2019.

34. The development hereby permitted shall be undertaken in accordance with the submitted Sustainability Statement (Sustainability Statement, Thames Quarter, Reading, ref. WED10098 Issue 03, Status: Final by Hurley Palmer Flatt, dated 16/11/2016) and submitted Energy Statement ('Energy Statement, Thames Quarter, Reading ref. WED10098 Issue 03, Status: Final, dated 16/11/2016 by Hurley Palmer Flatt) as supplemented by later addendum letter on energy efficiency and CO2 emissions (by Lochailort, dated 10/4/2017) and retained thereafter.

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

35. No later than three months from first occupation of the development, written documentary evidence shall have been submitted to, and receipt acknowledged in writing by, the Local Planning Authority demonstrating that 50% of the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for

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England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an “As Built Standard Assessment Procedure”, produced by an accredited energy assessor. The development shall thereafter be retained in accordance with the approved evidence.

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

36. All lifts as shown on the approved plans in Condition 1 shall be installed and operational before first occupation of the development and then retained in working order in full accordance with the manufacturer’s instructions, for the lifetime of the development hereby approved.

REASON: To ensure this development is suitable in terms of equality of access in accordance with Policies CC6 and CC7 of the Reading Borough Local Plan 2019

37. For the avoidance of doubt, no building maintenance units (BMUs) or other cleaning apparatus shall be installed on the development hereby approved.

Reason: As no such details have been submitted with the application and must be assessed in the interests of the design and architecture of the development and the skyline of the Borough in accordance with Policies: CC7, CR2, CR10 of the Reading Borough Local Plan 2019.

38. Prior to first occupation, full details of an Electric Vehicle (EV) Charging Scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces within that Plot to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, shall be submitted to and approved in writing by the Local Planning Authority. No unit shall be first occupied until the Scheme has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

39. A full Travel Plan must be submitted and approved by the Local Planning Authority within 3 months of first occupation of the development hereby approved. The Travel Plan shall be produced in line with the Framework Residential Travel Plan (Volume I) listed within Condition 1. The Travel Plan should actively promote sustainable travel

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and reduce car ownership through a reduced parking strategy and provision of 3 car club vehicles on site (which could be expanded to 4 vehicles subject to demand).

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway and to encourage modes of travel other than the private car in accordance with Policy TR1 of the Reading Local Plan 2019.

40. No later than one year following the first occupation of the development (and every year thereafter for the duration of the use on the site), an annual review of the Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, and any appropriate travel measures to promote sustainable travel and reduce car ownership for the duration of the review period of the Travel Plan shall be implemented.

REASON: in order to minimise danger, obstruction and inconvenience to users of the highway and to encourage modes of travel other than the private car in accordance with Policy TR1 of the Reading Local Plan 2019.

41. No change to the unit mix (Studio - 36 units, One bed - 112 units, Two bed - 169 units, Three bed - 18 units) shall be made to the development hereby permitted without prior written approval from the Local Planning Authority through a planning application made for that purpose.

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

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for this application, to allow the decision to be issued.

2. Your attention is drawn to the terms and conditions of this planning 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.

3. 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

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development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

4. Your attention is drawn to the requirement for submission of a separate Building Regulations application for the proposed development. Please contact RBC Building Control on 0118 937 2449 for advice.

5. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning Decisions.

6. With regard to the tallest element of this development, aircraft warning lights/aviation warning lighting may be required and this may also apply to cranes during construction. Please contact the Civil Aviation Authority for further advice.

7. 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.

8. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

9. During the course of construction, the developer should take care to ensure that no part of this development would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has, or may not have been, served on the owner of that property. Furthermore, this planning permission does not confer any right of access onto land that is not under the developer's control.

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

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11. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is: Chargeable. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

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

12. The occupiers of the residential units will not be entitled to an on-street car parking Permit. The parking permit conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees be informed of the prohibition on entitlement to a car parking permit. There is already a high level of on-street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.

13. Please note Thames Water's requirements as previously communicated on this application and the Statutory Undertaker's rights/easements which apply to this land.

14. The Developer is advised to note Network Rail's requirements for developments close to railway line/land, as supplied by Network Rail on this planning application.

15. You are advised that the development lies on a known contaminated site with recorded incidents. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.

16. The Environment Agency advises the following in relation to pollution:

This site is currently undergoing voluntary remediation following a pollution incident (waste oil tank leak) when oil was noted in a nearby watercourse. To date, the EA has largely been satisfied with the work that has been undertaken, however areas of contamination are known to remain due to access restriction from existing buildings. Site investigations to date have encountered pockets of significant contamination,

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generally, but not exclusively associated with the oil leak. There is the potential for additional areas of contamination other than those previously identified. These could potentially affect sensitive controlled water receptors including underlying aquifers and nearby watercourses. Widespread site-wide, cross-contamination has not been encountered and is not expected to be encountered. The current accepted risk assessment following the pollution incident did not consider piling at this site. Piling could potentially mobilise existing contamination from near the surface into the chalk principal aquifer. As such, existing risk assessments are likely to need to be revisited to see if piling is likely to alter the potential risk of existing contamination.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.