

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

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Mr Paul Tunstall
Unit 1B Waterview,
White Cross,
Lancaster,
LA1 4XS

Application No: PL/26/1049
Application type: Non-Material Amendment

Applicant: Mr Greg Muden

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application for a non-material amendment to condition 13 (Bats) of planning permission ref. PL/23/0107 to allow for a precautionary methodology

At: 10 Gun Street, Reading

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 11th August 2026



**Acting Director, Planning, Transport &
Public Protection**

Application At: 10 Gun Street, Reading
Application No: PL/26/1049
Application type: Non-Material Amendment

CONDITIONS & REASONS

Condition 13 is amended as follows:

- 13.** No development shall commence on site (including demolition or preparatory works) until a Precautionary Approach Method Statement in relation to works affecting (or having the potential to effect) bats has been submitted to and approved in writing by the Local Planning Authority. Thereafter protection measures approved in the Statement shall be undertaken in accordance with the approved details.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

INFORMATIVES

- 1.** This notice relates to the changes to condition no. 13 of the substantive planning permission (ref. PL/23/0107) only. It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together).
- 2.** In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Date: 11th August 2026



**Acting Director, Planning, Transport &
Public Protection**