

**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

Applicant: Mr Tadas Bukys

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: Works to building frontage with a side extension, following partial demolition of building. Works also include the replacement of external materials, reconfiguration of internal layouts and relocation of vehicle access and addition of plant.

At: READING COLD STORE, DEACON WAY, TILEHURST, 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: 22 September 2026



SDV

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

Application At: READING COLD STORE, DEACON WAY, TILEHURST, READING

Application No: PL/26/0813

Application type: Full planning permission

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

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

Approved under PL 241354

DN1200 - 208C - PROPOSED SITE and ROOF PLAN

2211031 - TK02E 10m Rigid. Swept Path Analysis

DN1200 - 206D - Construction Method Plan

Boundary treatments - approved CLA C-Pro 55 V mesh fence

PV details

PV Manufacturer Details

Solar Installation Details, brite energy, 5 April 2023

304781 - Energy Statement_rev C, Melin, 20.09.2024

As received 9 October 2024

2211031 - 08 visibility splay

CMS 04

Supplementary statement

4 December 2024

2211031 - TK11 A Swept path analysis car parking

DN1200 - 207G - PROPOSED TURNING DIAGRAM (1)

As received 9 December 2024

Additional approved plans for PL 26 0813

Deacon Way Cover Letter

DN1200 - 205H - PROPOSED ACCESS PLAN

DN1200 - 200F - BLOCK AND LOCATION PLAN

DN1200 - 201Q - PROPOSED GROUND FLOOR LAYOUT

DN1200 - 202H - PROPOSED FIRST FLOOR LAYOUT

DN1200 - 204J - PROPOSED ELEVATIONS

DN1200 - 209 - CYCLE AND BIN STORE DETAILS

EPC Unit A Reading Cold Stores Report 607821 dated 28 April 2026

Date: 22 September 2026



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EPC Unit B Reading Cold Stores Report 607821 dated 28 April 2026
SUBMIT_DOC_16_Pest_Control_Methodology_V2
ACOUSTIC NOISE ASSESSMENT Extract Fan
As received 19 June 2026

DN1200 - 208C - PROPOSED SITE and ROOF PLAN.

2211031 - TK02E 10m Rigid. Swept Path Analysis

2211031 - 08 visibility splay.

2211031 - TK11A Car Parking.

Solar Installation Details.

PV Manufacturer Details

Supplementary statement

CLA C-Pro 55 V mesh fence

PV Details.

304781 - Energy Statement_rev C , Melin, 20.09.2024

Revised CMS 04122024 18.32PM PL241354

DN1200 - 206D - Construction Method Plan.

As received 22 July 2026

PL-26-0813_Conditions-10-and-11 Statement of compliance Visibility-and-Boundary-Fencing-Evidence 13-09-2026

PL-26-0813_Bin-Storage-and-Waste-Segregation-Proposal_13-09-2026, Craftsman Brothers Ltd

PL-26-0813_Condition-14_Mechanical-Plant-Noise-Supporting-Statement_13-09-2026

As received 14 September 2026

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. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application forms 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.

4. No building shall be occupied until the parking restrictions to include yellow lines and signage on street in accordance with the approved drawing 2211031 - TK11 A Swept path analysis car parking, received 9 December 2024 and the approved Traffic Regulation Order, have been provided in their entirety.

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

5. The measures within the approved Construction Method Statement dated November 2024, received on 4/12/2024 as per condition 2, shall be adhered to throughout the whole of the construction period unless otherwise agreed in writing by the Local Planning Authority.

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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.

6. The building hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

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.

7. No building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

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

8. The existing access to the site shall be stopped up and abandoned immediately after the new access has been brought into use. The footway and verge shall be reinstated to the satisfaction of the Local Planning Authority.

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

9. No building shall be occupied until the cycle parking spaces have been provided in full accordance with the approved details and kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times thereafter.

REASON: In order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

10. No building shall be occupied until all the visibility splays shown on the approved drawing 2211031 - 08 visibility splay have been provided. All areas shall be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level and maintained as such at all times thereafter.

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

11. No building shall be occupied until the proposed fencing for the Deacon Way boundary is erected in accordance with the approved CLA C-Pro 55 V mesh fence in black. The approved fencing shall be erected and maintained at all times thereafter.

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REASON: To retain suitable visibility splays at the proposed access in the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

12. The development shall be constructed in accordance with the EPC verification for Unit 1 and Unit 2 - EPC Unit A Reading Cold Stores Report 607821 dated 28 April 2026
EPC Unit B Reading Cold Stores Report 607821 dated 28 April 2026

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

13. The development shall be carried out in accordance with the approved details of the proposed roof mounted Photovoltaics. These details include a roof plan showing the location and position of the Photovoltaics, their dimensions, manufactures specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.

REASON: These details are required in order to incorporate measures to adapt to climate change in accordance with Policy CC3 of the Reading Borough Local Plan 2019.

14. The specific sound level of the plant/equipment hereby approved, (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 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.

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.

15. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs 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.

16. 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.

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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.

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 the decision to be issued.
2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
3. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday.
4. 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.
5. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>.

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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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.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

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>