

## UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 18<sup>th</sup> July 2018

ITEM NO. 9  
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Ward: Abbey

Application No's.: a) 180823/FUL & b) 180824/ADV

Address: Former Argos Unit, Broad Street Mall, 47 Oxford Road, Reading, RG1 7QG

Proposals: a) Subdivision of three-storey retail unit (Class A1) and change of use to form: 1x retail unit (Class A1) at part basement / part ground floor; 2x flexible retail or restaurant units (Class A1/A3) at ground floor level; and 2x assembly & leisure units (Class D2) - 1 at part basement / part ground floor & 1 at part ground, part first floor level, together with shared access and means of escape; associated replacement shopfront works and associated external alterations on Oxford Road and Queens Walk frontages.

b) Display of 4 canopy awnings with tenant names on Queens Walk.

### Recommendations:

- a) 180823/FUL - As in main report, with the exception of condition 4 (additions shown in **bold**; omissions denoted by a ~~strike through~~):

4. ~~Pre-commencement~~ **Development to be carried out in accordance with the approved construction method statement**

- b) 180824/ADV - As in main report.

1. **SUBMISSION OF CONSTRUCTION METHOD STATEMENT** (Further to paragraphs 4.6 and 6.16 of the main report)
  - 1.1 Subsequent to the publication of the main report the applicant has submitted a construction method statement (CMS) for assessment (Ref. Argos - CMS by Moorgarth Rev 0, dated July 2018, as received 13/07/18). This has been assessed by the Transport Development Control section and been confirmed to be acceptable. Most substantially, all works/deliveries will be accessed via the basement level service route, thereby enabling the majority of the works to be implemented without affecting pedestrian / customer areas. The exception is an external hoarding being required to facilitate the shopfront works on Oxford Road and Queens Walk. The submitted CMS includes an acceptable level of detail in respect of all matters which would have been secured by pre-commencement condition, as recommended in the main report. Now that such information has been submitted, the condition can be altered to a compliance condition. More specifically, this will state that the development shall be carried out in accordance with the CMS hereby approved.

Case Officer: Jonathan Markwell