

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 7th October 2020

ITEM NO. 10
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Ward: Kentwood

App No.: 201108

Address: Unit 1 & 2 Stadium Way, Reading

Proposal: Proposed industrial unit to replace existing fire damaged industrial unit. The new building will consist of 4 smaller base build units suitable for class use B1(C), B2 or B8 with flexibility for trade counter fit out (B8). Note, Demolition of existing building has been covered under separate Prior Approval - Demolition of Building Application.

Applicant: Hathaway Opportunity Fund General Partner Ltd

Deadline: 3 November 2020

Recommendation:

As in main report, with the addition of the following conditions:

- Pre-occupation provision of vehicle access as specified;
- Pre-occupation details and provision of cycle parking;
- Pre-occupation delivery and servicing plan;
- Pre-occupation access management plan (for proposed access gate);
- Pre-commencement Contaminated land assessment;
- Pre-commencement Remediation scheme, including implementation and verification requirements;
- Reporting of unidentified contamination;
- No bonfires

1. Additional transport information

1.1 As stated in para 7.5 of the main agenda report, the applicant has been required to provide an additional tracking diagram to ensure that there would be no conflict between LGV's and existing parking spaces within the wider estate. This has been provided and is acceptable in transport terms.

1.2 In addition, the applicant has clarified the position of the proposed gate for the site. The location of the gate will avoid queuing outside of the site outside of opening hours, and are proposed to be locked during the following hours:

Mon to Fri 21:00 - 06:00

Saturday 19:00 - 06:00

Sunday 17:00 - 06:00

Bank Holidays 17:00 - 06:00

1.3 A condition is recommended to provide a suitable management plan

2. Environmental protection officer comments

2.1 Environmental protections officers have provided comments and confirmed that subject to conditions (as noted above) there would be no objection.

3. Environment agency consultation

3.1 Confirmed that subject to the recommended condition 11 on main report regarding works carried out in accordance with risk assessment there are no objections from the EA.

4. Conclusion

4.1 The conclusion specified within the main report remains unaltered in overall terms, although the comments from the EA are still required prior to determination of the application.

Case Officer: Anthony Scholes