

## UPDATE REPORT

<b>BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES</b>
<b>READING BOROUGH COUNCIL</b>
<b>PLANNING APPLICATIONS COMMITTEE: 3<sup>rd</sup> February 2021</b>

**ITEM NO. 7**

**Ward:** Whitley

**App No.:** 201619/FUL and 201620/LBC

**Address:** Reading International Business Park, A33

**Proposal:** Upgrade of existing office building comprising the construction of a new entrance, reconfiguration of the car parking and basement level employee ancillary facilities (provision of new gym and end of journey facilities) and improvements to the hard and soft landscaping (including provision of meeting pods), consolidated waste management area, external alterations to 'The Dot' and internal works to the Listed Little Lea Cottage and the recolouring of the existing terracotta tiles under Permitted Development Rights

**Applicant:** Tristan Capital Partners

**Determination Date:** 4<sup>th</sup> March 2021

### RECOMMENDATION:

As per the main Agenda report, with the addition of the following conditions attached to application 201619/FUL:

- Pre-commencement details of relocated bus stop;
- Pre-commencement details of hard and soft landscaping;
- Pre-commencement details of Arboricultural Method Statement;
- Pre-occupation provision of vehicle access as specified;
- Pre-occupation provision of cycle parking;
- Pre-occupation provision of EV charging points

#### 1. RBC Transport Strategy Comments

- 1.1 Since the publication of the committee agenda, the Transport Strategy officer has confirmed that the principle of the proposed reconfigured parking layout is acceptable and that overall the proposal provides an improvement over the existing situation. No objection subject to conditions (noted above).

#### 2. RBC Natural Environment Comments

- 2.1 Since the publication of the committee agenda, the applicant has confirmed that there are no proposed tree losses adjacent to the Dot as part of this application. The Natural Environment Officer has confirmed that there is no objection to the proposals subject to additional conditions (noted above).

#### 3. Corrections/Clarifications

- 3.1 There is a typographical error on page 55 of the main agenda report, under RBC Transport Strategy which is corrected as follows:

*“The Transport Statement advises that 9 59 Electric Vehicle (EV) charging points are to be provided (5% of total) and this is to be welcomed as the parking levels are not changing.”*

- 3.2 For further clarification, the applicant’s sustainability measures include integrated Air Source Heat Pumps to serve the heating and cooling requirements of the buildings.

3.3 The above clarifications do not materially change the assessment of the scheme made as discussed within the main committee report; moreover, it confirms the sustainability aspirations of the applicant.

**4. *Conclusion***

4.1 The officer recommendation remains to grant planning permission as in the main report subject to the conditions as outlined in the main report and the further conditions included above.

Case Officer: Ethne Humphreys