

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 21st July 2021

Ward: Abbey

Application No.: 210007/FUL

Address: 124-128 Cardiff Road, Reading,

Proposal: Demolition of No.124 and construction of a building for use as an extension to the existing waste recycling centre building at No. 128 with associated parking and landscaping.

Applicant: R Collard Ltd

Application target decision date: Originally 01/03/2021, with an extension of time subsequently agreed until 23/07/2021

RECOMMENDATION

SUBJECT TO no substantive objection from the Environment Agency being received by 20 July 2021:

GRANT Full planning permission subject to conditions, to include:

1. Time Limit - 3 years
2. Approved plans
3. Materials as specified (compliance condition)
4. Pre-commencement contaminated land - site characterisation
5. Pre-commencement contaminated land - submission of remediation scheme
6. Pre-construction contaminated land - implementation of approved remediation
7. Contaminated land - reporting of unexpected contamination
8. Pre-commencement full details of vehicular access and egress arrangements to include amendments to barriers and kerb lines to the satisfaction of the LPA. And full details of circulation arrangements within no.124 site and between no.124 and no.128 sites. No physical separation between sites to allow vehicles to pass between at all times.
9. Pre-commencement full details of cycle parking (6 secure covered spaces)
10. Prior to first occupation full details of delivery and servicing plan
11. Vehicle parking as specified (compliance condition)
12. Prior to first occupation EV charging points
13. Access closure with reinstatement
14. Pre-commencement sustainable drainage
15. Prior to first occupation sustainable drainage
16. Pre-commencement hard and soft landscaping
17. Pre-commencement Arboricultural Method Statement and Tree Protection Plan
18. Prior to first occupation lighting scheme
19. No mechanical plant (noise assessment required)
20. Pre-commencement Employment Skills and Training Plans for construction and End Users
21. Constructed in accordance with flood risk assessment recommendations
22. Constructed in accordance with sustainability report
23. No subdivision of building or site without further grant of planning permission. Use to be carried out in conjunction with use of No.128 Cardiff Road only - no separate/standalone waste recycling use of site.

24. Hours of construction
25. No burning of waste on site
26. Hours of operation: 0700-1900 Monday-Saturday; 0900-1800 Sundays and Bank Holidays
27. Use of 'white noise' reversing alarms only
28. No outside storage/works
29. Removal of PD rights for extensions.

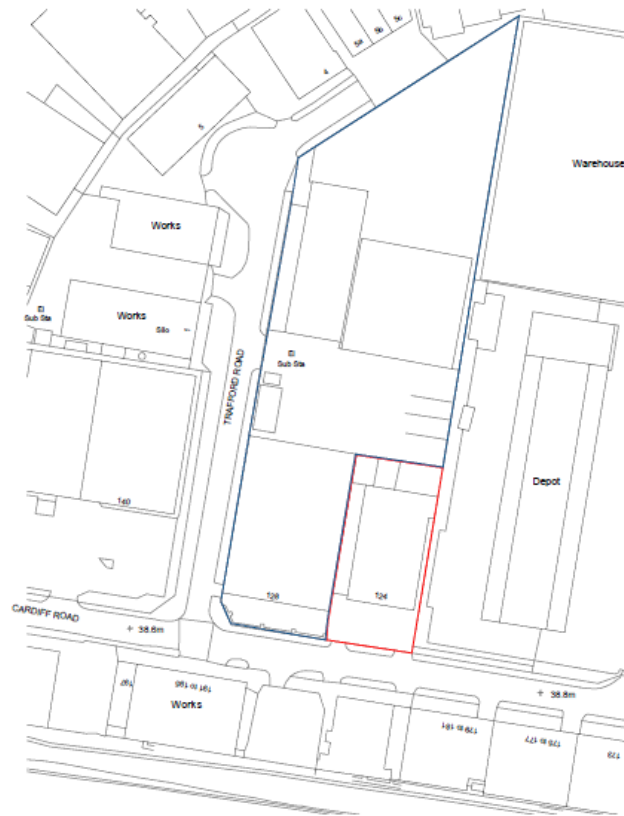
Informatives:

1. Terms and Conditions
2. Building Regulations
3. S59 Highways Act (damage to the Highway)
4. Licence required for removal of drop-kerb
5. Pre-Commencement Conditions
6. Complaints about Construction
7. Positive & Proactive
8. CIL liability calculation

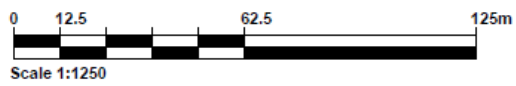
1. INTRODUCTION

- 1.1 The application relates to Nos. 124 and 128 Cardiff Road, located on the north side of Cardiff Road, close to the junction with Trafford Road. No 124 is a vacant UPS parcel depot building and No.128 serves as the Collard Recycling Centre. The surrounding area is predominantly industrial with commercial and warehouse buildings, with ancillary offices to these functions. The closest residential properties are approximately 300m to the east on Cardiff Road. The railway line is to the south of the site.
- 1.2 The site is located within the Richfield Avenue 'Core Employment Area'. The site is also within Flood Zone 2 as designated by the Environment Agency, an Air Quality Management Area and an area of potentially Contaminated Land.
- 1.3 The site falls within an area of less than 10% tree canopy cover, and in a Ward with a low canopy cover, making it a priority area for new tree planting in the Tree Strategy. In these areas, there is a commitment to protect and enhance tree cover.
- 1.4 The site in relation to the wider industrial/commercial area is shown below, together with an aerial view.

Site Location Plan (not to scale)



Location Plan 1:1250



Aerial view



1.5 The application is being considered at Planning Applications Committee by virtue of it falling within the 'Major' applications category.

2. PROPOSALS

- 2.1 Full planning permission is sought for the demolition of 124 Cardiff Road and replacement with an extension to 128 Cardiff Road. The extension would serve as additional space for the sorting of recycling materials.
- 2.2 Following demolition of No.124 Cardiff Road, the extension would be located to the eastern side of 128 Cardiff Road. It would have a depth of 43.44m, would be 23.5m wide and would measure 10m in height to the eaves with an overall height of 12.4m.
- 2.3 A roller shutter and entrance door is proposed on the front elevation and the proposed exterior would be finished in Kingspan composite cladding to match the existing building at 124. The extension would have a floor space of approximately 1019m².
- 2.4 Eight parking spaces are proposed, two parking spaces with electric vehicle charging points are proposed in the front forecourt and a soft landscaping strip is also proposed at the front of the site, to match the existing landscaping strip in front of 128 Cardiff Road. The proposals also include the provision of two Rowan trees located at the front of the site.
- 2.5 During the course of the application the applicant has submitted revised plans to address and clarify some initial Transport concerns and further information in respect of landscaping matters.
- 2.6 Plans and documents considered:

Drawing No: Location and Block Plan and Parking Plan 20.128CR.SITE

Drawing No: Existing Floor Plans 20.128CR.PO1

Drawing No: Existing Elevations Unit 128 20.128CR.PO2

Drawing No: Existing Elevations Unit 124 and Street View 20.128CR.PO3

Drawing No: Proposed Floor Plan and Roof Plan 20.128CR.PO4

Drawing No: Proposed South and North Elevations 20.128CR.PO5

Drawing No: Proposed East and West Elevations 20.128CR.PO6

Drawing No: Proposed Site Plan 20.128CR.PO7

Drawing No: Proposed Soft Landscaping and Planting Plan PO14

Drawing No: Proposed Soft Landscaping and Planting Plan PO13

Drawing No: Swept Path Analysis PO2

Drawing No: Proposed Parking Bays PO2

Other information:

Roof Cladding Materials x 2

Planning Statement December 2020

Flood Risk Assessment 70063683 dated December 2020

Preliminary Bat Roost Assessment Report 70063683 PBRA

Sustainability Statement 70063683-PL8 dated December 2020

Preliminary Risk Assessment 70063683-PL6 dated December 2020

Appendix A - Figures and Drawings

Appendix E- Groundsure Report

Appendix F - BGS Borehole Logs

Groundsure Geology Report
Groundsure Mapping

Arboricultural Method Statement
Bat Survey Report 001 dated November 2021
Volvo Turning Circle Calculation x 2
Volvo Technical Specification
Noise Assessment Report 70063683 - REP- 01 dated May 2021

3. PLANNING HISTORY

3.1 124 Cardiff Road:

88-01396-FUL - Single storey extension to rear of existing industrial unit. Granted

3.2 128 Cardiff Road:

13-00304-FUL - Erection of a new loading bay and 2 storey office building. Granted

12-01759-APPCON - Discharge of conditions 6, 8 10, 11 and 16 on planning permission 11/01745/FUL. Conditions Discharged

12-00911-APPCON - Change of use of existing premises to a use for recycling of construction and commercial waste (class b2) (retrospective); and the erection of new industrial building, offices and landscaping (amended description). Conditions Discharged

12-00460-APPCON - Discharge of condition 9 of planning permission 11/01745/FUL. Condition Discharged

11-01872-FUL - Prior notification of proposed demolition of property. Prior Approval Notification - Approval

11-01745-FUL - Change of use of existing premises to a use for recycling of construction and commercial waste (Class B2) (retrospective); and the erection of new industrial building, offices and landscaping (amended description). Granted

09-01380-CLE - Certificate of Lawfulness of Existing Use for Class B2 use. Refused

09-01818-FUL - Change of use of existing premises to a recycling of construction and commercial waste operation. (Class B2) (amended description). Granted

01-00316-FUL - New steel framed prefabricated building for the sorting, recycling and transfer of waste. Granted

3.3 Pre-application advice was sought and provided prior to be submission of this application (Reference 200323/PREAPP).

4. CONSULTATIONS

i) Environment Agency (Statutory Consultee)

4.1 No comments received.

ii) Highway Authority

4.2 Further to revised plans and additional information, no objection subject to conditions. Discussed further below.

iii) **RBC Environmental Health - Environmental Protection Officer**

4.3 In terms of noise, and further to clarification of no additional plant being provided, no objection subject to condition in respect of future plant.

4.4 In terms of contaminated land, no objection subject to conditions. Discussed further below.

ix) **RBC Planning Natural Environment Officer**

4.5 Further to the submission of revised plans and additional information, no objection subject to conditions. Discussed further below.

v) **RBC Ecology Consultant**

4.6 Further to submission of the bat survey report, there are no objections to this application on ecology grounds. Discussed further below.

vi) **Lead Flood Authority**

The proposal seeks to utilise the existing on site drainage to therefore not worsen the discharge rate from the site and the principle of this is accepted. However, this will be subject to the following conditions to provide a detailed drainage layout and confirmation through full drainage calculations that the discharge rate will not be worsened by the development.

SU7 SUSTAINABLE DRAINAGE (TO BE APPROVED)

SU8 SUSTAINABLE DRAINAGE (AS SPECIFIED)

vi) **Public consultation**

4.7 Notification letters were sent to adjacent occupiers on 20/01/2021, with the statutory 21-day consultation period expiring on 10/02/2021. A site notice was erected on 25/01/2021.

4.8 No neighbour letters of representation received.

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

5.2 **National**

National Planning Policy Framework (2019)

National Planning Policy Guidance (2014 onwards)

5.3 **Local**

Reading Borough Local Plan 2019

CC1: Presumption in Favour of Sustainable Development

CC2: Sustainable Design and Construction

CC3: Adaptation to Climate Change

CC6: Accessibility and the Intensity of Development

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EM1: Provision of Employment Development
EM2: Location of New Employment Development
EM3: Loss of Employment Land
EN12: Biodiversity and the Green Network
EN14: Trees, Hedges and Woodland
EN15: Air Quality
EN16: Pollution and Water Resources
EN18: Flooding and Sustainable Drainage Systems
TR1: Achieving the Transport Strategy
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging

5.4 Reading Borough Council Supplementary Planning Documents

Revised Parking Standards and Design (2011)
Sustainable Design and Construction (2019)
Employment, Skills and Training (April 2013)

5.5 Other relevant documentation

Reading Borough Council Tree Strategy (2021)
Reading Biodiversity Action Plan (2021)
Manual for Streets 2007 (Department for Transport)
Reading Local Transport Plan 3 Strategy 2011 - 2026 (2011)

6. APPRAISAL

6.1 The main issues are considered to be:

- Principle of development and land use considerations
- Design considerations and impact on street scene
- Amenity
- Transport
- Natural Environment - trees and landscaping
- Ecology
- Sustainability
- Flood risks and SuDS
- Environmental health issues
- Other Matters - Employment Skills and Training Plan; Pre-commencement conditions; CIL; Equalities Act

Principle of development and land use considerations

- 6.2 Policy EM1 (Provision of Employment Development) seeks to support a net increase in warehousing spaces within the Borough. Policy EM2 (Location of New Employment Development) seeks that employment uses such as industrial and storage and distribution uses are located within the designated core employment areas and Policy EM3 (Loss of Employment Land) seeks to maintain the overall level of employment land.
- 6.3 The application site is located within an existing industrial estate, within the designed 'Core Employment Area EM2g: Richfield Avenue' as per Policy EM2 and as identified on the Local Plan proposals map.
- 6.4 No.128 Cardiff Road is in an existing employment use as a recycling depot (receiving and sorting materials from building sites) and whilst No.124 Cardiff Road has historically been in employment use as a parcel delivery depot, it is currently vacant. It is proposed to demolish No.124 Cardiff Road to facilitate the proposals and the proposed development will continue to provide additional employment

floorspace (greater than that to be demolished) and the site will remain as employment land and in employment use. The proposals would not introduce a non-employment use within this core employment area. It is proposed to extend the existing waste transfer site and would continue this use within the enlarged premises. It is recommended that a condition requiring the use to only be carried out in conjunction with the use of No.128 Cardiff Road as a waste transfer station and not to be used separately for that purpose as this is the basis on which the transport and environmental impacts of the extended use have been assessed. In overall terms, it is considered that the proposal is compatible with the functions of the industrial/commercial area and it is considered that the proposals would maintain the overall level of employment land provision in accordance with Policies EM1, EM2 and EM3.

Design considerations and impact on street scene

- 6.5 Policy CC7 (Design and the Public Realm) requires that all development must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is situated. This stretch of Cardiff Road is industrial in nature, whereas further east, the street scene is more mixed, featuring small-scale industrial buildings and mostly terraced housing.
- 6.6 Whilst No.124 Cardiff Road has some architectural merit there are no strong policy basis to resist its demolition and it is considered that the rationale for an extension to the existing waste unit, suitable for modern occupation, is acceptable.
- 6.7 The proposed development, designed as an extension to the existing waste transfer building, would be large, resulting in the overall built form infilling near on the entire width of the site. However, the surrounding area is an established area of commercial and industrial activity which features other large (in width and depth) buildings and as such this is not considered unacceptable. The proposed development would be no higher than the existing building - indeed would be set slightly lower - which would allow a level of subservience to be maintained. It would match the existing waste transfer building in terms of appearance and with materials to match to aid its integration.
- 6.8 There is no definitive building line along this part of Cardiff Road and whilst the proposed development would be closer to the road than the existing building to be demolished, it would not project forward of the main waste transfer building and this arrangement is considered to be acceptable visually.
- 6.9 The proposed roller shutter on the front elevation is not unacceptable given the industrial/commercial use of the area, with other shutters in a common existence in the nearby vicinity.
- 6.10 The applicant was advised as part of the pre-application advice given that it would be important to provide soft landscaping to the site frontage to soften the appearance of the proposal and improve the visual amenity of the area within which it is located. It is also noted that the site is located within an area of the Borough identified in the Council's adopted tree strategy as having a tree canopy cover of 10% or less (discussed further below). It is therefore appropriate that landscaping should include suitably-sized trees and the two trees proposed on the site frontage are therefore an important addition, to be secured by condition. Detailed landscaping details/planting can be secured by way of condition prior to commencement of development.

6.11 In overall terms the proposed development is considered to be in keeping with the character of the area industrial/commercial street scene. Sufficient information in respect of external materials and finishes has been provided at application stage and these are proposed to be secured by condition. The proposed development is considered to accord with Policy CC7 and Policy EN14 on this basis.

Amenity

6.12 Policy CC8 (Safeguarding Amenity) seeks to ensure development protects the amenity of existing and future surrounding occupiers. Policy EN16 (Pollution and Water Resources) seeks to mitigate impacts of pollution associated with development.

6.13 The site is within an established area of industrial and commercial activity. The closest residential dwellings are located a significant distance away from the site, to the east and west. The proposed use would be a comparatively modest expansion of the existing use at 128 Cardiff Road (the use in conjunction with no.128 to be secured by condition). The proposed development is not considered to result in any material harm to the adjacent industrial/commercial units in terms of the amenity of occupiers.

6.14 The applicant has advised that no mechanical plant is proposed to be installed as part of the development. However, it is conceivable that such plant could be installed in the future, given the nature of the use and, a condition is recommended to secure submission and approval of a noise assessment prior to the installation of any noise generating plant in the future.

6.15 With the above in mind, subject to the condition noted, the proposals are considered to comply with Policy CC8 and EN16.

Transport

6.16 Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking-related matters relating to development.

6.17 The Parking Standards and Design SPD identifies the site as being located in Zone 2, Primary Core Area, which directly surrounds the Central Core Area and extends to walking distance of 2 kilometres from the centre of Reading. In accordance with the SPD, the development would be required to provide a parking provision of 1 space per 125m² based on B2 - B7 General and Specific Industrial Use (uses based on the previous Use Classes Order). Based on the proposed floor area, the proposed development (extension) would require a total of 8 parking spaces. Whilst only 2 parking spaces were originally proposed, revised plans were received showing an additional 6 parking spaces to meet the standards. The additional 6 spaces would be located on land within the ownership of the applicant to the northern edge of the wider site and the use of these spaces would be secured by way of condition which is considered acceptable both procedurally and in terms of parking provision.

6.18 The proposals would utilise the existing access point off Cardiff Road with the existing second access point being closed off with the new landscaping extending across, a condition would be required to close off the access and reinstate the walkway and kerb in place of the existing dropped kerb.

6.19 The current operations at the waste transfer site include 17 active HGV vehicles leaving and arriving at the facility per working day. No increase in the amount of

HGV vehicles is predicted as a result of the proposed development and the Highway Authority considers that as such there will be no unacceptable impact on the existing highway network.

- 6.20 Concerns were originally raised as to whether there would be sufficient space for operational, servicing and delivery vehicles, including HGVs, to manoeuvre into and out of the site in forward gear. During the course of the application, further details of the delivery and servicing of the building were provided and tracking diagrams were provided to demonstrate that HGV vehicles could adequately service the building. The Highway Authority is satisfied that the tracking diagrams identify that a vehicle can turn on site while both entering and exiting the building via the front shutters from Cardiff Road. It is noted, however, that a vehicle exiting the site could potentially conflict with an existing barrier and raised kerb on the radii on the junction. A revised drawing is therefore required that widens and relocates/replaces the barrier etc as required. The Highway Authority and officers are satisfied that this can be dealt with by way of a suitably worded condition.
- 6.21 During the course of the application the applicant has confirmed that all HGVs will continue to access the site from the main entrance on Trafford Road and that existing Health and Safety practices would prevent on-site HGVs from using the entrance off Cardiff Road, which the Highway Authority considers is acceptable. This is subject to a condition requiring a service and delivery management plan to detail which vehicles would use which entrance.
- 6.22 Further to the above, a condition is proposed to be attached stipulating that planning permission would be required for any subdivision of the units in the future. This is because were any subdivision to be proposed, the car parking and servicing access would need to be re-considered given that they are currently accessed from the adjacent site and therefore would not be available in future leading to potential Highway safety concerns.
- 6.23 Cycle parking is already present on site: 6 spaces within the wider 128 Cardiff Road site which falls within the applicant's ownership. This is considered acceptable; however, currently these spaces are not covered. The Transport Officer has confirmed that details of this can be dealt with by way of a suitably worded condition.
- 6.24 Subject to the recommended conditions it is considered that the proposals are acceptable in transport terms and would accord with Policies TR1, TR3 and TR5.

Natural Environment - trees and landscaping

- 6.25 Policy CC7 seeks that development shall be of high design quality which maintains and enhances the character of the area in which it is located including landscaping. The site is located within an area of the Borough identified in the Council's adopted Tree Strategy as having a tree canopy cover of 10% or less. Policy EN14 requires new development to make provision for tree retention and planting to assist in extending the Borough's vegetation cover.
- 6.26 Concern was originally raised that the two proposed Cherry Trees - acknowledging that the provision of additional tree planting itself is welcomed - would result in a species that is over-represented within the Borough. During the course of the application, a revised Tree Planting Plan was received, replacing the Cherry trees with two Rowan trees. The Council's Tree Officer has confirmed that this is acceptable and would provide a positive addition to the site which helps with the

aims of the Tree Strategy, supports biodiversity and helps maintain the share of native trees in the Borough.

- 6.27 Further to the above, the Tree Officer is satisfied with the soft landscaping principles proposed, which are considered to enhance the appearance of the site, along with other new trees as part of the proposed landscaping to provide a net gain. Further information is required in respect of watering and maintenance details and for securing a site specific Arboricultural Method Statement. The Tree Officer has confirmed that this can be dealt with by way of suitably worded conditions.
- 6.28 With the above in mind, and subject to the conditions noted, the proposals are considered to comply with Policies CC7 and EN14.

Ecology

- 6.29 Policy EN12 (Biodiversity and the Green Network) states that development proposals should retain, protect and incorporate features of biodiversity. Given the age of the building and proximity to a green link, a bat survey was considered to be necessary.
- 6.30 The applicant submitted a preliminary bat roost assessment report as part of the submission and, further to discussions with the Council's Ecologist, also submitted a full bat survey report during the course of the application.
- 6.31 The Council's Ecologist considers that whilst the report was taken just outside of the optimal period for bat surveys, nevertheless, the conclusion reached - that the building does not host a bat roost - is likely to be accurate and there are no concerns in this respect.
- 6.32 The proposal may require external lighting around the premises. As the site is close by to a green link and the railway, which is also an important wildlife corridor, any new external lighting should require approval. A condition is recommended to secure full details of any external lighting to be approved prior to occupation of the proposed development to ensure the scheme is acceptable in terms of Policy EN12.

Sustainability

- 6.33 Policy CC2 (Sustainable Design and Construction) states that: *"All major non-residential developments or conversions to residential are required to meet the most up-to-date BREEAM 'Excellent' standards, where possible"*. The supporting text of the policy (4.1.4) states: *"some types of development, such as industrial uses, warehouses and schools might find it more difficult to meet these standards. In these cases, developments must demonstrate that the standard to be achieved is the highest possible for the development, and at a minimum meets the BREEAM 'Very Good' standard."* Policy CC3 (Adaptation to Climate Change,) requires that *"all developments demonstrate how they have been designed to incorporate measures to adapt to climate change."*
- 6.34 The applicant has explained that, given the nature of the proposed extension (an industrial 'shell' with large openings), it is not possible to achieve a BREEAM 'Excellent' or 'Very Good' rating. Instead the applicant has submitted a BREEAM Pre-Assessment and Feasibility Review which demonstrates that it will not achieve these BREEAM levels but that environmental improvements will be designed in where possible, reflecting the specific nature of the proposed industrial unit. This includes specific measures for reducing the energy usage of the building including the specification of the building fabric, energy efficient lighting etc. This alternative approach, unique to this proposal, is considered to respond to and provide a suitable alternative to a full BREEAM assessment in this specific instance relative to the scale

and nature of the extension itself and the specific constraints. A condition is recommended to ensure that the sustainable construction measures that can be achieved are delivered. With this condition secured, and given the specific circumstances of this proposal, officers are content that the proposals are policy compliant in this regard.

- 6.35 The proposed development also includes features to demonstrate other sustainability measures have been incorporated, showing adaption to climate change as per Policy CC3. These include the proposed soft-landscaping, the planting of new trees and the provision of EV charging points. These measures are sufficient to demonstrate compliance with Policy CC3 and TR5.

Flood risk and SUDS

- 6.36 Policy EN18 requires that development is directed to areas at lowest risk of flooding in the first instance, to reduce the overall and local risk of flooding in the Borough, and requires that all major developments should incorporate Sustainable Urban Drainage Systems (SUDS) with runoff rates aiming to reflect greenfield conditions or be no worse than existing.

- 6.37 As above, the site is within Flood Zone 2 as designated by the Environment Agency. The proposed use falls is considered a 'less vulnerable' use which, in accordance with EA advice, is an acceptable development within the Flood Zone. The applicant has submitted a detailed Flood Risk Assessment that concludes that includes measures to address the vulnerability of the location. A condition is recommended to ensure the development is carried out in accordance with the recommendations of the Flood Risk Assessment. In addition, the proposed access and exit points are also considered to be appropriate in terms of flood resilience and flood resistance.

- 6.38 In terms of surface water drainage (and related surface water flood risk) the proposals would utilise the existing on-site drainage and the Lead Flood Authority has confirmed that, subject to conditions to provide a detailed drainage layout and associated drainage calculations, the rainwater discharge rate from the site into the sewers would not be worsened by the development.

Environmental Health Issues

- 6.39 The site is within an area of potential contaminated land. Environmental Protection Officers have recommended the standard four-stage conditions to ensure that the possible presence of contamination is thoroughly investigated and removed/mitigated if necessary (3 of the conditions are pre-commencement). In accordance with Policy EN16.

- 6.41 It is noted that whilst a new Environmental Permit may be required (which governs the environmental impact of the waste being treated), this would be separate to any planning permission granted and issued by the Environment Agency, in line with the EA's procedures. The Environment Agency has been consulted on this application and any response, if received, will be reported in an Update Report.

Other matters

Employment, Skills and Training Plan

- 6.42 As the scheme falls within the Major category it would be required to provide an Employment Skills and Training Plan for both the 'Construction' Phase and 'End User' Phase, or equivalent financial contribution. In this instance the applicant has specified their intention to provide a site specific ESP. The exact form is, at the time of writing, under discussion with Reading UK CIC (who delivers ESPs on the behalf of the Borough Council). It is proposed in this instance for this to be secured by a

suitably worded condition (as opposed to S106 agreement), as the ESP will not require a financial contribution to be secured.

Pre-commencement conditions

- 6.43 Pre-commencement conditions - In line with section 100ZA(5) of the Town and Country Planning Act (as amended) discussions are being undertaken with the applicant regarding pre-commencement conditions. At the time of writing a response is awaited from the applicant in terms of agreement to pre-commencement conditions. If appropriate, a response will be reported in an Update Report.

CIL

- 6.44 The Community Infrastructure Levy (CIL) would apply to the proposals, subject to the usual reliefs or exemptions set out in the CIL Regulations. In this respect, although the proposed scheme would be CIL liable development, because industrial premises attract a zero CIL charge under the Council's adopted CIL charging scheme, there would be no CIL payable.

Equalities Impact

- 6.45 When determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

- 7.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and previous planning history.

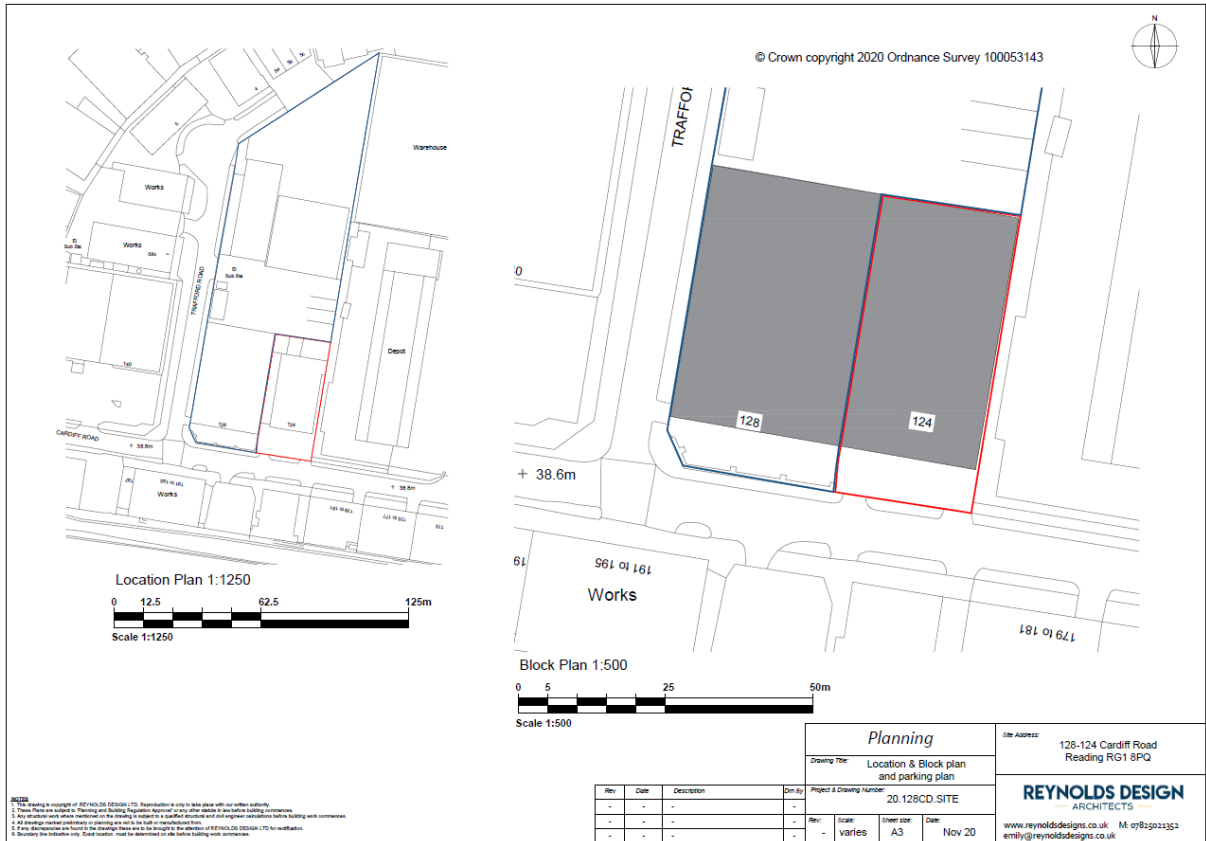
The benefits of the scheme include providing additional employment floorspace within the existing established and identified core employment area which would accord with national and local policy. This would be in terms of contributing to delivering the required industrial and/or warehouse floorspace of 148,000m² by 2036 as set out in Policy EN1, the delivery of economic development support by the NPPF. Other benefits include providing additional greening of the site with a net gain in tree planting and landscaping which will also provide an ecological benefit.

Officers have worked positively and proactively with the applicant on this scheme and overall officers consider this to be a supportable scheme. It is, therefore, recommended for approval subject to conditions summarised at the outset of this report.

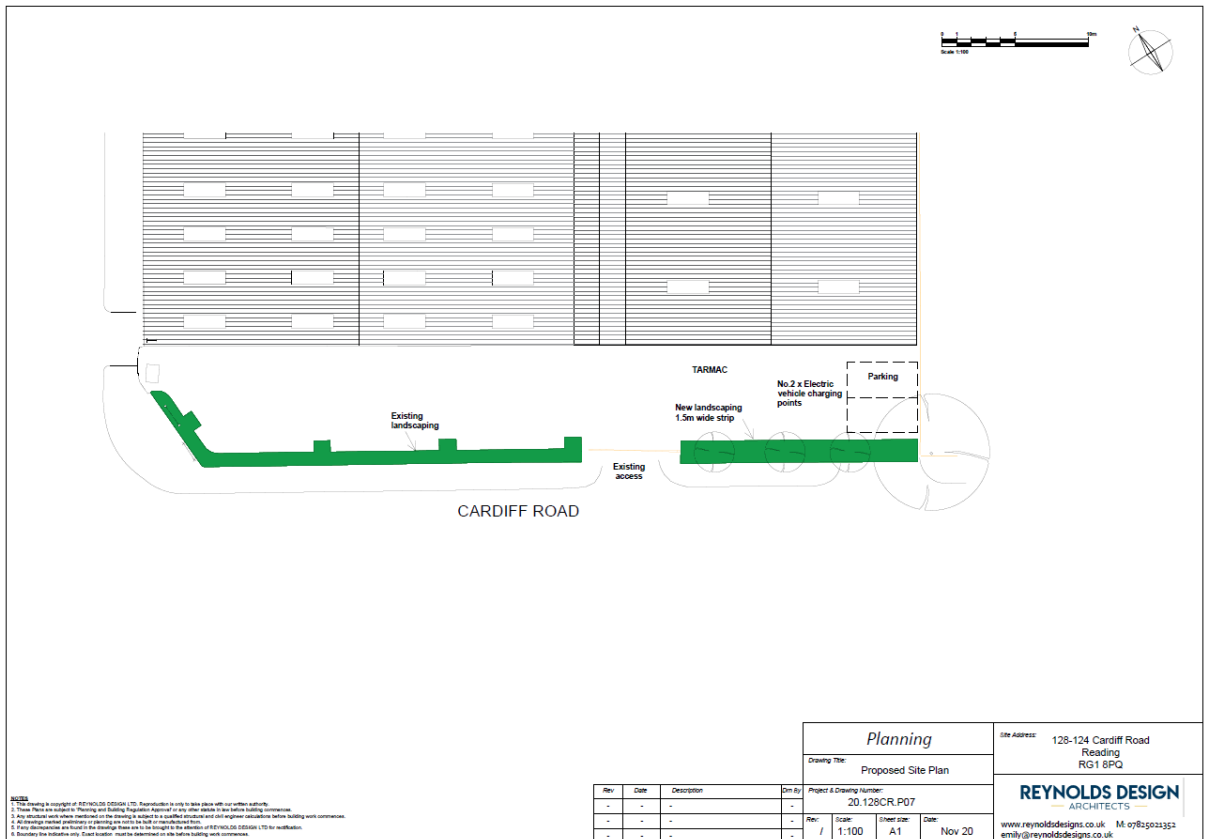
Case Officer: Ethne Humphreys

Plans:

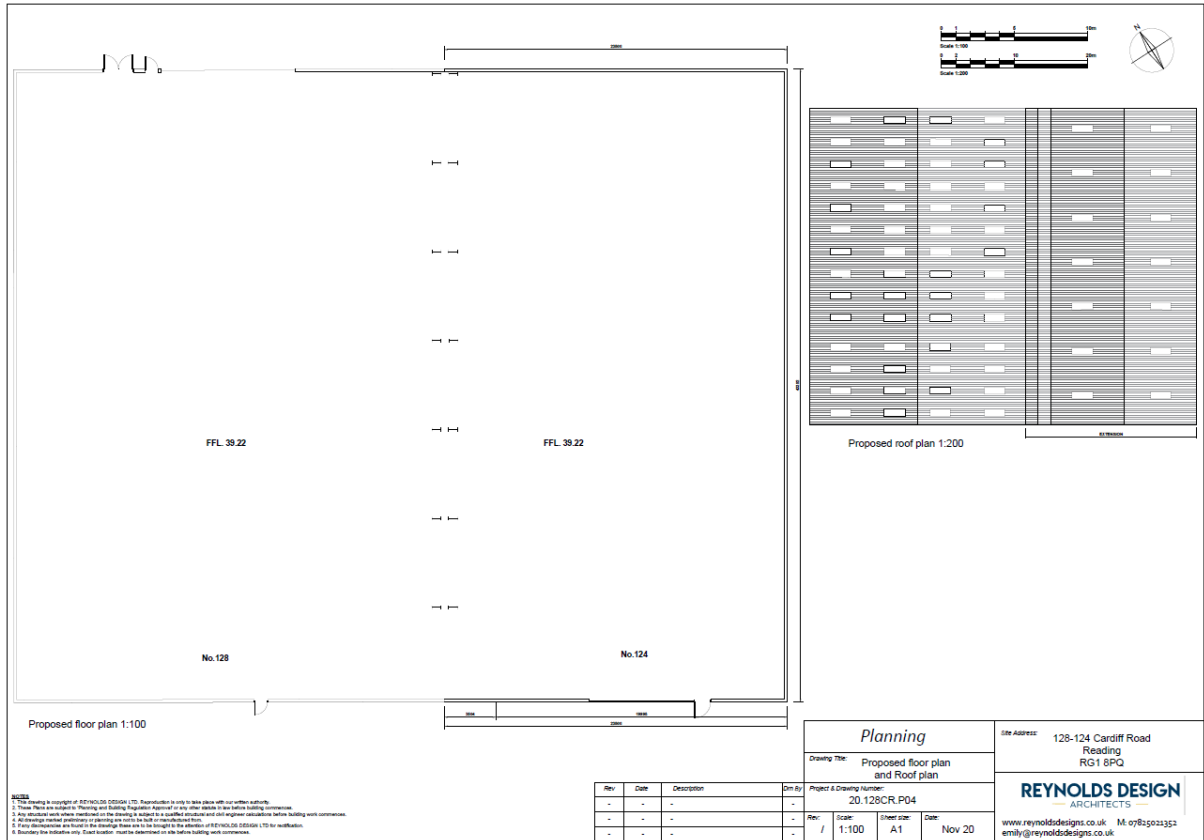
Location and Block Plan



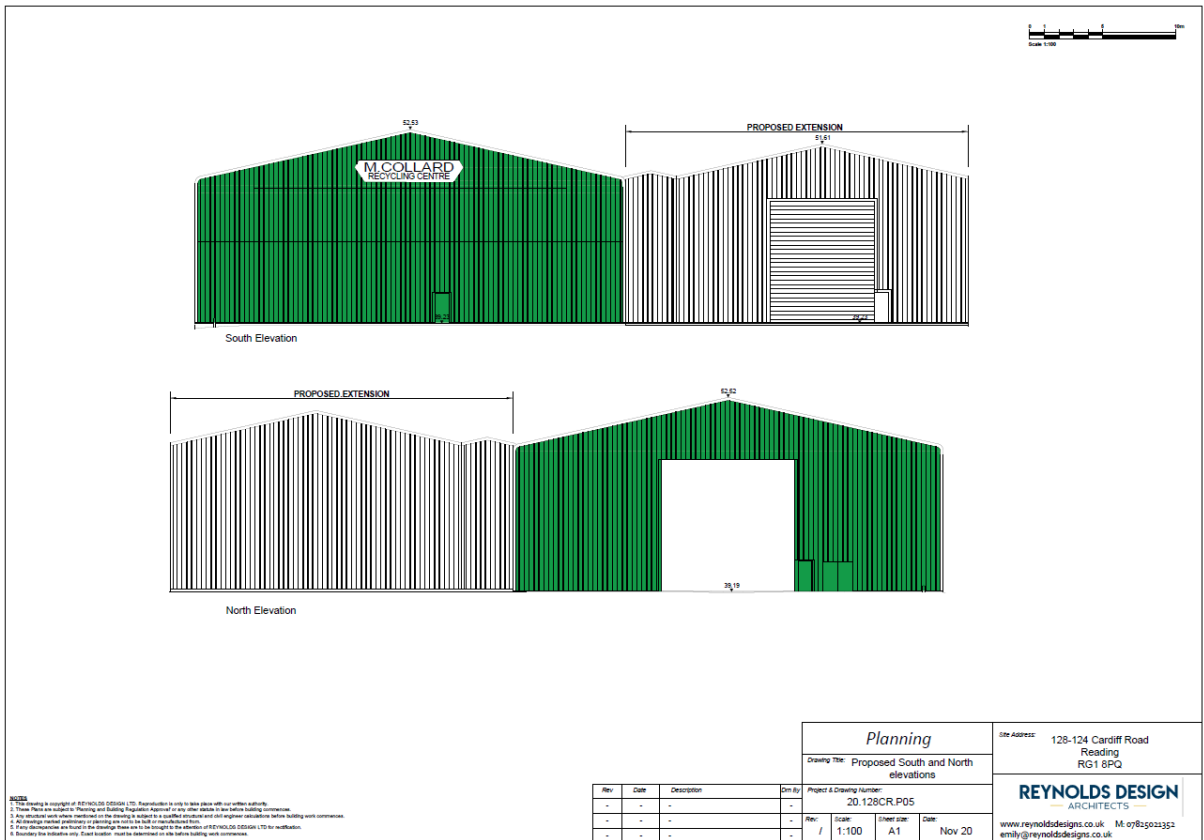
Proposed Site Plan



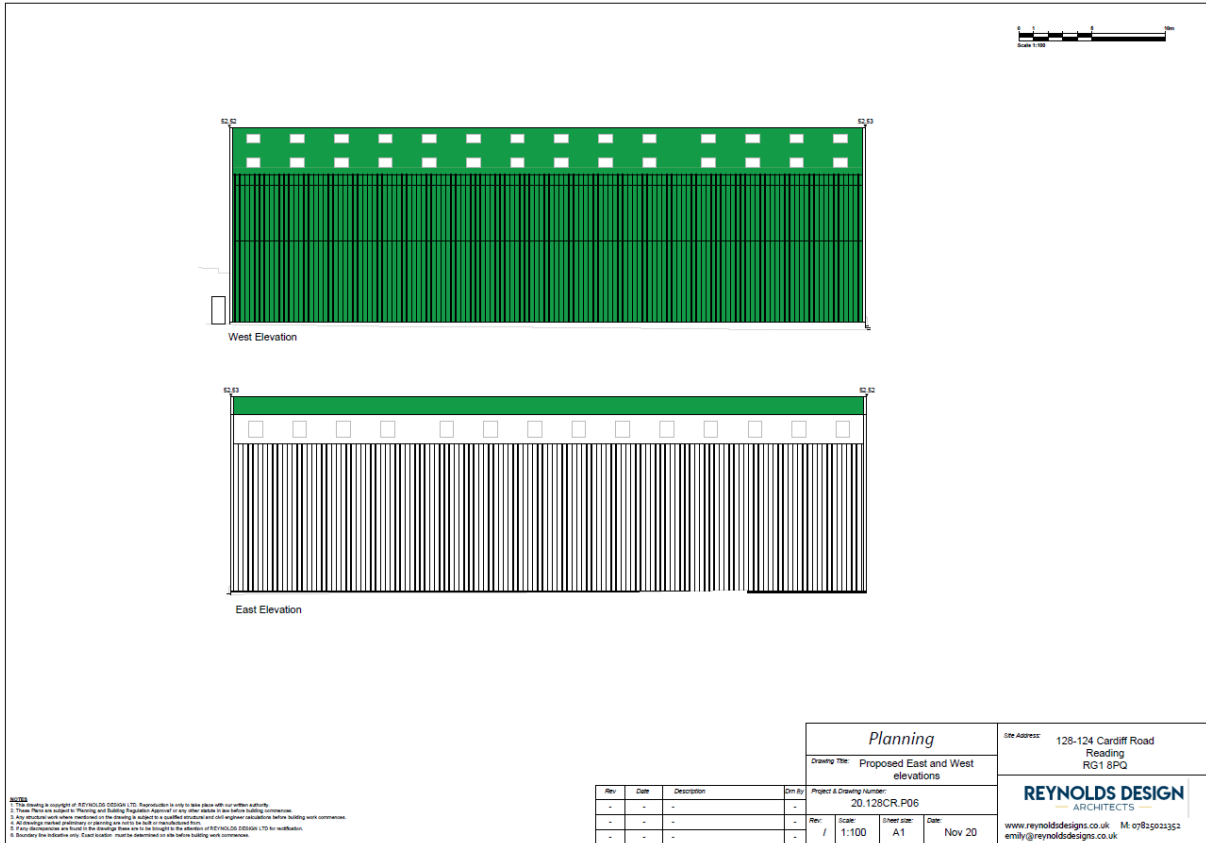
Proposed Floor Plan and Roof Plan



Proposed Elevations



Proposed Elevations



Soft Landscaping and Planting Plan

