



**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

To: PRP Planning
10 Lindsey Street
London
EC1A 9HP

Application No: 170509
Application type: Full Planning Approval

Applicant: London and Quadrant

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: Demolition of the two existing retail (Homebase and former Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3- bed) residential units (Class C3), 5 commercial units (1x flexible Class A1-A4, B1 or D1-D2, 1x flexible D1 or D2, 1x flexible Class A1- A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1-D2 uses), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works. This application is accompanied by an Environmental Statement. (amended description)

At: Kenavon Drive 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: 10th October 2018

Head of Planning, Development
& Regulatory Services *LEB*

Application At: Kenavon Drive Reading

Application No: 170509

Application type: Full Planning Approval

CONDITIONS & REASONS

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

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Existing Site Plan Location AA5990-2000 Rev A, as received 29/03/17
Existing Site Plan AA5990-2001 Rev A, as received 29/03/17
Existing plan with areas Homebase AA5990-2070, as received 28/04/17
Existing plan with areas Toys R Us AA5990-2071, as received 28/04/17
Existing Site Context Elevation North Kenavon Drive AA5990-2030, as received 28/04/17
Existing Site Context Elevation South River Side AA5990-2031, as received 28/04/17
Existing Site Context Elevation Forbury Road and Delivery Access AA5990-2032, as received 28/04/17
Existing Site Context Car Park Elevations AA5990-2033, as received 28/04/17
Existing Sections AA5990-2072, as received 28/04/17
Comparative Cross Sections Sheet 1 of 2 AA6086-2100, as received 28/04/17
Comparative Cross Sections Sheet 2 of 2 AA6086-2101, as received 28/04/17
Site Plan Proposed Ground Level AA5990-2005 Rev B, as received 20/11/17
Site Plan Proposed First Floor AA5990-2006 Rev B, as received 20/11/17
Site Plan Proposed Roof Plan AA5990-2007 Rev B, as received 20/11/17
Site Plan Ground Floor GA AA5990-2010 Rev C, as received 15/12/17
Site Plan Level 1 AA5990-2011 Rev B, as received 15/12/17
Site Plan Level 2 AA5990-2012 Rev B, as received 15/12/17
Site Plan Level 3 AA5990-2013 Rev B, as received 15/12/17
Site Plan Level 4 AA5990-2014 Rev B, as received 15/12/17
Site Plan Level 5 AA5990-2015 Rev B, as received 15/12/17
Site Plan Level 6 AA5990-2016 Rev B, as received 15/12/17
Site Plan Level 7 AA5990-2017 Rev B, as received 15/12/17
Site Plan Level 8 AA5990-2018 Rev A, as received 29/03/17
Site Plan Level 9 AA5990-2019 Rev A, as received 29/03/17

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Site Plan Level 10 AA5990-2020 Rev A, as received 29/03/17
Site Plan Level 11 AA5990-2021 Rev A, as received 29/03/17
Site Sections North / South AA5990-2060 Rev A, as received 29/03/17
Site Sections East / West AA5990-2061 Rev A, as received 29/03/17
Site Context Elevation South AA5990-2062 Rev B, as received 20/11/17
Site Context Elevation North AA5990-2063 Rev A, as received 29/03/17
Site Context Elevation Forbury Road and Jopling Mews AA5990-2064 Rev C, as received 20/11/17
Site Context Elevation Palmer Street AA5990-2065 Rev A, as received 29/03/17
Site Context Elevation Huntley Street AA5990-2066 Rev B, as received 28/04/17
Site Context East and West Internal Elevations AA5990-2067, as received 28/04/17
Site Context Internal Elevation AA5990-2068, as received 28/04/17
West Block Ground Floor AA5990-2100, as received 29/03/17
West Block First Floor AA5990-2101, as received 29/03/17
West Block Second Floor AA5990-2102, as received 29/03/17
West Block Third Floor AA5990-2103, as received 29/03/17
West Block Fourth Floor AA5990-2104, as received 29/03/17
West Block Fifth Floor AA5990-2105 Rev B, as received 28/04/17
West Block Sixth Floor AA5990-2106 Rev B, as received 28/04/17
West Block Seventh Floor AA5990-2107, as received 29/03/17
West Block Eighth Floor AA5990-2108, as received 29/03/17
West Block Ninth Floor AA5990-2109, as received 29/03/17
West Block Tenth Floor AA5990-2110, as received 29/03/17
West Block Roof Plan AA5990-2111, as received 29/03/17
Middle Block Ground Floor AA5990-2140, as received 29/03/17
Middle Block First Floor AA5990-2141 Rev B, as received 28/04/17
Middle Block Second Floor AA5990-2142, as received 29/03/17
Middle Block Third Floor AA5990-2143, as received 29/03/17
Middle Block Fourth Floor AA5990-2144 Rev B, as received 28/04/17
Middle Block Fifth Floor AA5990-2145, as received 29/03/17
Middle Block Sixth Floor AA5990-2146, as received 29/03/17
Middle Block Seventh Floor AA5990-2147 Rev B, as received 28/04/17
Middle Block Eighth Floor AA5990-2148, as received 29/03/17
Middle Block Ninth Floor AA5990-2149, as received 29/03/17
Middle Block Tenth Floor AA5990-2150, as received 29/03/17
Middle Block Roof AA5990-2151, as received 29/03/17
East Block Ground Floor and First Floor AA5990-2180, as received 29/03/17
East Block Second and Third AA5990-2181, as received 29/03/17
East Block Fourth and Fifth AA5990-2182, as received 29/03/17
East Block Six and Seventh AA5990-2183, as received 28/04/17
East Block Eighth and Ninth Floor AA5990-2184, as received 29/03/17
East Block Tenth and Eleventh Floor AA5990-2185, as received 29/03/17
West Block North Elevation AA5990-2200, as received 29/03/17

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West Block South Elevation 1 AA5990-2201, as received 29/03/17
West Block South Elevation 2 AA5990-2202, as received 29/03/17
West Block East Elevation 1 AA5990-2203, as received 29/03/17
West Block East Wing Ends AA5990-2204, as received 29/03/17
West Block North West Elevation AA5990-2205, as received 29/03/17
West Block South West Elevation AA5990-2206, as received 29/03/17
West Block West & South Wing Ends AA5990-2207, as received 29/03/17
West Block Courtyard West Elevation AA5990-2208, as received 29/03/17
West block Courtyard East Elevation AA5990-2209, as received 29/03/17
West Block Courtyard North Elevation AA5990-2210, as received 29/03/17
West Block East Elevation 2 AA5990-2211, as received 29/03/17
West Block Courtyard West Elevation 2 AA5990-2212, as received 29/03/17
West Block - Terraces between top floor flats elevations AA5990-2213, as received 28/04/17
Middle Block North Elevation AA5990-2220, as received 29/03/17
Middle Block North East Elevation AA5990-2221, as received 29/03/17
Middle Block South & North Elevations AA5990-2222 Rev B, as received 28/04/17
Middle Block East Elevation AA5990-2223, as received 29/03/17
Middle Block East Wing Ends AA5990-2224, as received 29/03/17
Middle Block West Elevation AA5990-2225, as received 29/03/17
Middle Block West Wing Ends AA5990-2226, as received 29/03/17
Middle Block Courtyard South Elevation AA5990-2227 Rev B, as received 28/04/17
Middle Block Courtyard East Elevation AA5990-2228, as received 29/03/17
Middle Block Courtyard West Elevation AA5990-2229, as received 29/03/17
Arrival Space Block North Elevation AA5990-2230 Rev B, as received 28/04/17
Arrival Space Block South Elevation AA5990-2231 Rev B, as received 28/04/17
Arrival Space Block East Elevation AA5990-2232 Rev B, as received 28/04/17
Arrival Space Block West Elevation AA5990-2233 Rev B, as received 28/04/17
Middle Block Courtyard Ends AA5990-2234, as received 28/04/17
East Block North Elevation AA5990-2240, as received 29/03/17
East Block South Elevation AA5990-2241, as received 29/03/17
East Block East Elevation 1 AA5990-2242, as received 29/03/17
East Block East Elevation 2 AA5990-2243, as received 29/03/17
East Block West Elevation 1 AA5990-2244, as received 29/03/17
East Block West Elevation 2 AA5990-2245, as received 29/03/17
East Block Courtyard North Elevation 1 AA5990-2246, as received 29/03/17
East Block Courtyard North Elevation 2 AA5990-2247, as received 29/03/17
East Block Courtyard South Elevation 1 AA5990-2248, as received 29/03/17
East Block Courtyard East Elevation 1 AA5990-2249, as received 29/03/17
East Block Courtyard East Elevation 2 AA5990-2250, as received 29/03/17
East Block Courtyard West Elevation 1 AA5990-2251, as received 29/03/17
East Block Courtyard West Elevation 2 AA5990-2252, as received 29/03/17
East Block Courtyard South Elevation 2 AA5990-2253, as received 29/03/17

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East Block Courtyard Ends AA5990-2254, as received 28/04/17
East Block - Terraces between top floor flats AA5990-2255, as received 28/04/17
West Block Sections AA5990-2300, as received 29/03/17
Middle Block Sections AA5990-2320, as received 29/03/17
Middle Block Sections AA5990-2321, as received 29/03/17
East Block Sections AA5990-2340, as received 29/03/17
Bay Study 1 - Block E1 AA5990-2500, as received 29/03/17
Bay Study 2 - Block E1 AA5990-2501, as received 29/03/17
Bay Study 3 - Block E3 AA5990-2502, as received 29/03/17
Bay Study 8 - Block E4 Houses AA5990-2503, as received 29/03/17
Bay Study 4 - Block M1 AA5990-2520, as received 29/03/17
Bay Study 7 - Block M2 AA5990-2521, as received 29/03/17
Bay Study 9 - Block M2 AA5990-2522, as received 29/03/17
Bay Study 10 - Block M2 AA5990-2523, as received 29/03/17
Bay Study 5 - Block W1 AA5990-2540 Rev B, as received 20/11/17
Bay Study 6 - Block W1 AA5990-2541, as received 29/03/17
West Block 7th floor Terrace AA5990-2550 Rev B, as received 20/11/17
Area Proof West Block AA5990-2600, as received 28/04/17
Area Proof West Block AA5990-2601, as received 28/04/17
Area Proof Middle Block AA5990-2630, as received 28/04/17
Area Proof Middle Block AA5990-2631, as received 28/04/17
Area Proof GEA East Block AA5990-2660, as received 28/04/17
Area Proof GEA East Block AA5990-2661, as received 28/04/17
GIA Schedule and Area Proof AA5990-2975, as received 15/12/17
GIA Schedule and Area Proof AA5990-2980, as received 15/12/17
GIA Schedule and Area Proof AA5990-2990, as received 15/12/17
Tree Removal and Retention Plan AL6086-2102 Rev B, as received 27/07/17
Tree Strategy AL6086-2002 Rev B, as received 27/07/17
Planting Strategy AL6086-2003 Rev A, as received 29/03/17
Levels Strategy Ground Floor (1 of 4) AL6086-2004 Rev A, as received 29/03/17
Levels Strategy Ground Floor (2 of 4) AL6086-2005 Rev A, as received 29/03/17
Levels Strategy Ground Floor (3 of 4) AL6086-2006 Rev A, as received 29/03/17
Levels Strategy Ground Floor (4 of 4) AL6086-2007 Rev A, as received 29/03/17
Sitewide Plan External Lighting and lux levels MLM-W1-GF-DR-E-2100 Rev P02, as received 28/04/17
Street Frontages Kenavon Drive Edge AL6086-2102, as received 28/04/17
Street Frontages Palmers Street & Jopling Mews AL6086-2103, as received 28/04/17
Kenavon Drive River Edge Planting masterplan, detail, section a-a & species (3 pages), as received 29/09/17
Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/17
Kenavon Drive Landscape Illustrative Landscape Masterplan AL6086-2010 Rev B, as received 05/12/17
General arrangement plan Sheet 1 of 4 AL6086-2103 Rev B, as received 20/11/17

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General arrangement plan Sheet 2 of 4 AL6086-2104 Rev B, as received 20/11/17
General arrangement plan Sheet 3 of 4 AL6086-2105 Rev C, as received 05/12/17

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. The development shall be carried out in accordance with the approved phasing details specified on drawing: Indicative Phasing Plan AA5990- 2010 Rev A, as received 03/10/2017.

Reason: to ensure that development is carried out in a manner that has minimum impact on existing residents and to ensure that the provision of necessary services and facilities keep pace with the development.

4. No development (barring demolition) within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall take place until details of the materials to be used in the construction of the external surfaces of the development and street furniture, including all external materials such as brickwork, cladding, balustrades, fixtures, fittings, window frames and mortar and details of window and doorway reveals, have been submitted to and been approved in writing by the local planning authority. Details shall include manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - 2 metres by 2 metres in size - approved details to then be retained on site throughout the duration of the construction of the development). The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area and for the purpose of ensuring that work is appropriate to the setting of the special architectural and historic interest of the nearby listed buildings, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.

5. No development associated with the construction of Block M2 shall commence until details (exact form, font, wordage, materials and maintenance strategy) of the super graphic specified on drawings Arrival Space Block North Elevation AA5990-2230 Rev B as received 28/04/17 and Arrival Space Block West Elevation AA5990-2233 Rev B as received 28/04/17, are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of any residential unit within Block M2 and maintained as such thereafter.

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A handwritten signature in black ink, appearing to read 'G. L. Anderson'.

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Reason: In the interests of providing suitable public art in the development, safeguarding the character and appearance of the building and the wider immediate area and for the purpose of ensuring that work is appropriate to the setting of the special architectural and historic interest of the nearby listed buildings, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.

6. No development (including demolition, other than demolition above ground level) shall take place within the site until the applicant, or their agents or their successors in title, have secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough, in accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

7. No development (barring demolition) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) prior to a security strategy being submitted to and approved in writing by the Local Planning Authority. The strategy shall ensure that the development shall achieve at least the minimum 'Security By Design' Award. The development shall thereafter be carried out in accordance with the approved security strategy, with measures in the approved scheme in place before the first occupation of the relevant phase of development (in line with the approved phasing plan: Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009), Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015) and Section 7 of the NPPF.

8. No development (including demolition) shall take place, including any works of demolition, until a Demolition and Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:



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- A) space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- B) location on site for storage of plant and materials used in demolishing and constructing the development
- C) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- D) any footpath closures or road closures needed during demolition and/or construction
- E) wheel washing facilities on site
- F) a scheme for recycling waste resulting from the demolition and/or construction works
- G) construction and environmental management plan for biodiversity

The measures within the approved Demolition and Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area, biodiversity and highway safety, in accordance with Policies CS20, CS34 and CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

9. The dwelling(s)/building(s) hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall not be occupied until all vehicle parking spaces (associated with residential units within the relevant phase of development) have been provided in accordance with the approved plan. The space(s) 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 to accord with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

10. No dwelling/building (associated with the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawing.

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Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

11. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the bicycle parking facility(ies) for that dwelling/building (associated with residential units within the relevant phase of development) has been provided in accordance with the approved plan. The facility(ies) shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

12. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities for visitors / commercial unit bicycle parking can be provided on site. No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan. Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

13. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the bin storage facility(ies) for that dwelling/building (associated with residential units within the relevant phase of development) shown on the approved plans has been provided and the bin storage facility(ies) shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

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14. No residential unit hereby approved (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the Council has been notified in writing of the full postal address of the unit (associated with residential units within the relevant phase of development). The notification shall be sent to the Council's Planning Manager quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

15. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

16. No development on land which is a public right of way within the application site shall commence until the right of way has been diverted under Section 257 of the Town and Country Planning Act 1990 and details of signage advising cyclists travelling through the site against using the ramp to the lower level are specified, in accordance with details to be submitted to and approved by the Local Planning Authority. The approved signage details shall be provided prior to the first use of the lower level public right of way and maintained as such thereafter.

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Reason: To protect the public right of way and pedestrian/cyclist safety, in accordance with Policies CS20 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

17. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the roads/private drive serving the dwelling/building (associated with residential units within the relevant phase of development) shown on the approved plans have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

18. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of how the allocation of the car parking spaces for staff, residents (including tenure breakdown) and visitors, including how they will be managed shall be submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved car parking management plan and maintained as such thereafter.

Reason: In the interest of the safety and convenience of all highway users, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

19. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of how service vehicle deliveries / refuse vehicles to the site will be managed (associated with residential units within the relevant phase of development) shall be submitted to and approved in writing by the local planning authority. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: In the interest of the safety and convenience of all highway users, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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20. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details are provided of how proposed doors shall open away from the highway, in accordance with a layout to be submitted to and approved by the Local Planning Authority. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: in the interests of pedestrian and highway safety, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

21. Any gates provided to serve vehicular parking areas shall not open over the highway and shall be automated to reduce vehicles queuing on the adjoining highway(s).

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

22. No dwelling/building hereby permitted within phase 2 of the development (as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of how the proposed gates to serve the vehicular parking areas are provided, in accordance with a layout to be submitted to and approved by the Local Planning Authority. There will be shown to be no conflict with the refuse collection area associated with the same block. Development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

23. The glazing and ventilation shall be installed in accordance with the specifications recommended within the following documents hereby approved: Stage 3 Acoustic Assessment Report by MLM Consulting Engineers Ref MS/101307/MS/R2 Rev 04, dated and received 28/04/17; Ventilation and Extract Statement by MLM Consulting Engineers Ref GRH/714698/CKN Rev 01 dated 27/04/17, as received 28/04/17.

Reason: To protect the amenity of future occupants of the proposed development in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered

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2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

24. The noise and dust mitigation measures, as specified within the Code of Construction Practice Part A: General Requirements by Temple Group Ltd Version 2.0 dated 13/03/17, as received 29/03/17, shall be adhered to during the demolition and construction stages of the development.

Reason: in the interests of air quality and protecting the amenity of local land uses or neighbouring residents, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policies DM4 and DM19 of the Sites and Detailed Polices Document 2012 (Altered 2015).

25. No development (including demolition) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- a) human health,
- b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- c) adjoining land,
- d) groundwaters and surface waters,
- e) ecological systems,
- f) archaeological sites and ancient monuments.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

26. No development (including demolition) shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial

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options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

27. The approved remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to construction of the development.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

28. In the event that contamination not previously identified is found at any time when carrying out the approved development, development must be halted on that part of the site and it must be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

29. No development (including demolition) shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first

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occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

30. The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. The remediation must be verified in accordance with CIRIA C735 and a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

31. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs 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: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

32. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS2 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

33. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment

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shall be carried out in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted 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 sensitive facades shall not exceed the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and maintained as approved thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

34. Prior to the first occupation of any Class D2 gym use, a noise assessment shall be submitted to and approved, in writing, by the Local Planning Authority. The noise assessment shall include an assessment of the noise environment within the unit and inclusion of any required mitigation measures (including to the internal structure of the unit itself) to protect nearby occupiers from noise and disturbance, including structure borne noise. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before the first occupation of any gym use within the relevant unit, and retained/maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises, residential occupiers and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

35. No kitchen extraction system shall be installed until an odour assessment has been carried out and a detailed odour management plan to include scale plans, odour control specifications and a maintenance plan has been submitted and approved. Reference shall be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless the Local Planning Authority otherwise agrees in writing.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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36. No development (including demolition) shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the local planning authority. This Arboricultural Method Statement shall include details of the phased removal of the riverside Plane trees. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site, in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

37. The development hereby approved shall not be carried out other than in accordance with the subsequently approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site, in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

38. No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g. drainage, SUDS, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate in line with the principles shown on Tree Strategy drawing AL6086-2002 Rev B, as received 27/07/17; and
- (d) Tree pit specifications.

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Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RC5 and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

39. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The soft landscaping shall take place no later than during the first planting season following the date when the first residential units within the relevant phase of development hereby permitted (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) are ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: In the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RC5 and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

40. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: In the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RC5 and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

41. A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for the landscape areas (covering a minimum time period of 10 years) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any residential unit within the development or in accordance with a timetable to be agreed in writing with the local planning authority. The landscape management plan shall be carried out as approved.

Reason: to ensure the long term management and maintenance of landscaped areas on the site in accordance with Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RC5 and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Sites and Detailed Polices Document 2012 (Altered 2015).

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42. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of biodiversity enhancements (including in total across the development a minimum of 6 wall boxes for bats and 70 bird nesting sites as shown on Fig 9.3 of the ES, and the bug hotels detailed in 9.6.24 of the ES) has been submitted to and been approved in writing by the Local Planning Authority. No building or use hereby permitted shall be occupied or the use commenced (within the relevant phase of development) until the approved biodiversity enhancements (within the relevant phase of development) have been completed. The biodiversity enhancements shall be maintained as such thereafter.

Reason: To ensure provision of suitable biodiversity enhancements in the development, in accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RC5 and RC14 of the Reading Central Area Action Plan (2009).

43. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of a lighting scheme (covering all external lighting proposed, including a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and any hoods/shades. The scheme shall also include details on the impact on the nearby railway) have been submitted to and been approved in writing by the Local Planning Authority. No building or use hereby permitted shall be occupied or the use commenced (within the relevant phase of development) until the approved lighting scheme (within the relevant phase of development) has been completed. The lighting scheme shall be maintained as such thereafter.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development, in accordance with Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

44. No development (barring demolition) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) prior to a glint and glare study being submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved glint and glare study, with measures in the approved scheme in place before the first occupation of the relevant phase of development (in line with the approved phasing plan: Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) and permanently retained and maintained thereafter.

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Reason: To protect the amenity of future occupants of the proposed development and existing/future nearby occupiers and users (e.g. the rail line), in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Polices Document 2012 (Altered 2015).

45. The development will be carried out in accordance with the measures hereby approved within the Flood Risk Assessment by Peter Brett Associates LLP Ref 37454/4001/R001 - Rev 2, dated 27/03/17, as received 29/03/17.

Reason: To ensure that the development reduces the risk of flooding to the proposed development and future occupants, in accordance with Policy CS35 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

46. No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be first occupied until the relevant part of the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details within Surface Water Drainage Strategy by Peter Brett Associates LLP Rev 3 Ref R001 - Rev 3, dated 27/03/17, as received 29/03/17. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the development contributions adequately towards environmental sustainable urban drainage, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Polices Document 2012 (Altered 2015).

47. Piling or any other foundation designs using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The buildings proposed are likely to require deep foundations and piling through contaminated soils will have the potential to mobilise pollutants into the Secondary Aquifer, Principal Aquifer and the River Kennet. The geology under this site is Alluvium (Secondary A Aquifer) over Taplow Gravel Formation (Secondary A Aquifer) over Newhaven and Seaford Chalk (Principal Aquifer) and the River Kennet flows along the entire southern boundary of the site. The Environment Agency has advised of the need to protect the aquifers and the River Kennet from any historic contamination that could potentially be mobilized during development of this site. The Environment Agency considers the new development will include buildings where a deep piling solution bedded into the Chalk will be required. This condition is required in line with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

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48. No infiltration of surface water drainage into the ground at Kenavon Drive, Reading RG1 3DH is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The underlying geology is Alluvium (Secondary A Aquifer) over Taplow Gravel Formation (Secondary A Aquifer) over Newhaven and Seaford Chalk (Principal Aquifer). In order to protect these aquifers from mobilisation of contamination due to the use of soakaways, the Environment Agency has advised of the need to know the contaminative status of this parcel of land. The results of the additional site investigation (including within the footprints of the existing warehouses) will be required. This condition is required in line with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

49. No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be first occupied until written documentary evidence has been submitted to, and approved in writing by, the local planning authority demonstrating that 50% of the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Polices Document 2012 (Altered 2015).

50. The development will be carried out in accordance with the energy measures hereby approved in the Energy Statement by MLM Consulting Engineers Ref GH/714777/CKN Rev 06 dated 21/03/17, as received 29/03/17.

Reason: To ensure that the development contributes adequately towards environmental sustainability through energy measures, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Polices Document 2012 (Altered 2015).

51. (i) Prior to the commencement of the relevant part of the development, final design stage BREEAM assessments (a) Retail - Shop; b) Education - Pre-School; c) Retail - Café) shall be submitted to and approved, in writing, by the Local Planning

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Authority, demonstrating that at least a 'Very Good' rating with a minimum score of 62.5 points is to be achieved.

(ii) Prior to the first occupation of the of the relevant unit(s), a final BREEAM certificate (a) Retail - Shop; b) Education - Pre-School; c) Retail - Café) shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that at least a 'Very Good' rating with a minimum score of 62.5 points has been achieved.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Polices Document 2012 (Altered 2015).

52. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of all on-site play-space facilities have been submitted to and been approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, specifications and designs of the equipment, maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before occupation of the relevant block of residential accommodation (within the relevant phase of development) and shall thereafter be maintained in accordance with the approved details.

Reason: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CS7 and CS29 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

53. Prior to the first occupation of any residential unit hereby approved within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017), details of a privacy screen strategy at the site, including details of the location, size, design and sample of materials of the proposed screens, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be provided in full prior to the first occupation of any residential unit hereby approved (within the relevant phase of development) and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the building and the

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wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

54. No further lights, meter boxes, flues, vents or pipes, and no window cleaning or telecommunications equipment, building maintenance unit, alarm boxes, television aerials or satellite dishes shall be fixed or installed on any external face or roof of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the buildings and the character of the immediate area in accordance with the requirements of Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan (2009).

55. The roof area of the buildings hereby permitted shall not be used as balconies, roof gardens or similar amenity areas without the grant of further specific planning permission from the Local Planning Authority, unless where specified on the plans hereby approved.

Reason: To safeguard the amenities of the adjoining premises from overlooking, loss of privacy and noise and disturbance, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

56. Notwithstanding the provisions of Parts 1 and 2, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class C (other alterations to the roof of a dwellinghouse), Class D (erection or construction of a porch outside any external door) of Part 1 and Class A (gates, fences and walls etc), Class B (means of access to a highway), Class C (exterior painting) of Part 2 shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site, the consistent design approach to the masterplan of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the single dwelling house(s) and the area in general and should therefore be controlled, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan

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(2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

57. Prior to the first occupation of commercial unit 3 in Block W4 (as shown on West Block Ground Floor AA5990-2100, as received 29/03/17), unit 4 in Block M1 (as shown on Middle Block Ground Floor AA5990-2140, as received 29/03/17) or unit 5 within Block E1 (as shown on East Block Ground Floor and First Floor AA5990-2180, as received 29/03/17) hereby permitted, details of a moorings strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved measures within the moorings strategy shall be implemented prior to the first occupation of unit 3, 4 or 5 and be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

58. Prior to the first occupation of any Class A5 use hereby permitted, details of a litter strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved measures within the strategy shall be implemented prior to the first occupation of the Class A5 use and be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

59. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, unit 1 in Block W3 (as shown on West Block Ground Floor AA5990-2100, as received 29/03/17) and unit 5 in Block E1 (as shown on East Block Ground Floor and First Floor AA5990-2180, as received 29/03/17) shall only be used for the following uses within Class D1/D2 use class: Community Room; Museum / Library; Art Gallery / Exhibition Hall; Health Club / Gym; Cinema / Conference; and Bowling Alley uses; and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Other alternative uses of these units which may otherwise be permitted by virtue of the above Orders could be harmful to the amenity of adjoining residential premises/immediate area by reason of noise, traffic congestion and/or excessive on-

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street parking and in accordance with Policies CS24 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policies DM4 and DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

60. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the ground floor non-residential units hereby approved shall retain 'active window displays' along the length of the frontages, without the installation of window vinyls, roller shutters, or similar.

Reason: in the interests of retaining a vibrant and attractive streetscene, in line with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and the principles of Policy RC10 of the Reading Central Area Action Plan 2009.

61. The non-residential uses hereby approved shall not be used by members of the public outside the following hours:

Classes A1, D1 & D2: 0600-2300 Monday to Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;
Class A2: 0800-2200 daily;
Classes A3, A4 & A5: 0600-2300 Monday to Thursday, 0600-0000 Friday and Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;
Class B1a&b: 0800-2000 daily.

Reason: in order to protect existing and future local residents from unreasonable disturbance arising from the uses, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

62. The 10 wheelchair adaptable units hereby approved within Block M3, as detailed within Response to Local Authority Enquiries by PRP, dated July 2017, as received 27/07/17 and on the corresponding floor plans, shall be maintained so as to be adapted to wheelchair units if required.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with Policy CS3 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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INFORMATIVES

1. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
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. 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.
4. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
5. The occupiers of the residential units will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
6. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
7. A section 106 Agreement has been completed for this development (Ref 4342). A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.
8. You are advised that if implemented, the alternative use permission hereby granted (for the 5 commercial units - 1x flexible Class A1-A4, B1 or D1-D2, 1x flexible D1 or D2,

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1x flexible Class A1-A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1-D2 uses, as per the locations specified on the approved plans) gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

9. You are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

10. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the local planning authority before any development begins (and others prior to any development, barring demolition). This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started

11. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is chargeable. You will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

12. You are advised to bear in mind the following guidance supplied by Network Rail:

Access to railway

All roads, paths or ways providing access to any part of the railway undertaker's land both temporary and permanent, shall be kept open at all times (24/7, 365 - around the clock) during and after the development. The proposal must not encroach onto any Network Rail access road, paths or ways of access to any part of Network Rail land. This also includes emergency vehicles ability to access and exit Network Rail land. The applicant is reminded that Network Rail has a specific right of way and as such any developer is requested to contact the Network Rail Operational Property Services Team to discuss the impact of the proposal upon our access.

Drainage

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Soakaways, as a means of storm/surface water disposal must not be constructed near/within 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Once water enters a pipe it becomes a controlled source and as such no water should be discharged in the direction of the railway. Full details of the drainage plans are to be submitted for approval to the Network Rail Asset Protection Engineer. No works are to commence on site on any drainage plans without the approval of the Network Rail Asset Protection Engineer.

Tower cranes

With a development of a certain height that may/will require use of a tower crane, the developer must bear in mind the following. Tower crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by the Network Rail Asset Protection Engineer prior to implementation. Tower cranes have the potential to topple over onto the railway; the arms of the cranes could over-sail onto Network Rail air-space and potentially impact any over-head lines, or drop materials accidentally onto the operational railway.

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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 using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.co.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

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.