

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 17 th July 2019	ITEM NO. 10 Page: 57
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Ward: Abbey

Application No.: 181930/FUL

Address: 29-35 Station Road, Reading, RG1 1LG

Proposal: Demolition of the existing vacant 6-storey retail and office building and erection of a replacement basement and part 4, part 22 (with rooftop plant above) storey building to provide flexible retail (Class A1, A2 or A3) use at part ground floor level, a 135-bedroom hotel (Class C1) at 1st to 16th floors and offices (Class B1a) at 17th to 21st floors, associated servicing from Garrard Street and other associated works (amended description).

Recommendation:

As in main report, but with the following additional condition:

33. Pre-commencement (including demolition) implementation of a programme of archaeological work in accordance with a written scheme of investigation.

1. Archaeology condition

1.1 As outlined at paragraphs 4.66 - 4.69 and 6.56 of the main report, a programme of archaeological work will be secured via condition. This was inadvertently omitted from the main report recommendation; accordingly, it is now included.

2. Other clarifications

2.1 In respect of condition 3 (materials - as discussed primarily at paragraph 6.24 of the main report), for the avoidance of doubt this also includes public realm hard landscaping materials within the red line of the application site. It is intended that this will build on the principles indicated at page 83 of the Design and Access Statement.

Case Officer: Jonathan Markwell