

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 9

PLANNING APPLICATIONS COMMITTEE: 4 Sept 2019

Ward: Abbey

App No.: 190809

Address: Thames Quarter, Kings Meadow Road, Reading (AKA Former Cooper BMW, Kings Meadow Road, Reading)

Proposal: Erection of a part 13-storey, part 23 storey building comprising 335 apartments in a mix of studio, one-bedroom, two-bedroom and three-bedroom units; residents' lounges, tech-hub, dining room, and cinema room; various rooftop outdoor amenity spaces; concierge/reception with coffee meeting area; residents' storage facilities; postroom; ancillary back-of-house facilities; 335 secure cycle parking spaces; car parking spaces; landscaping; and associated works (revision to planning permission 162166 dated 23/11/2017) (Part Retrospective)

Applicant: MG RPF Limited Partnership Thames Quarter Ltd and Lochailort Thames Quarter Ltd

Date received: 20 May 2019

13 Week target decision date: 19 August 2019

Agreed determination date: 20 Sept 2019

RECOMMENDATION:

GRANT, as per main agenda with revised conditions listed below.

1. Revised list of drawings for approval (C)
2. Hard and soft landscaping details (C)
3. Landscaping implemented as per the Cond 2 and 3 (C)
4. Landscaping maintenance period (A)
5. Landscaping management plan to be approved (A)
6. Remediation timetable (B)
7. Unexpected contamination (A)
8. Land gas protection strategy) (B)
9. Land gas validation report (A)
10. Piling details (B)
11. Foul & surface water drainage strategy (B)
12. Construction Management Method Statement (B)
13. Limited construction working hours (A)
14. No materials to be burnt onsite (A)
15. Previously-approved materials to be used (B)
16. SUDS management and maintenance (A)
17. Details of ground floor laminated glass (A)
18. Security features to be approved (A)
19. 10% Part M(2) units to be identified (A)
20. Communal area extraction facilities (A)
21. Bird nesting features to be approved (A)
22. Mechanical ventilation & heat recovery to be approved (A)
23. Acoustic glazing to be installed (A)
24. Level 13 parapet wall detail to be approved (D)
25. External lighting to be approved (A)
26. Temporary surfacing schedule of works (A)

- 27. Sprinklers to be fitted (A)
- 28. Development completed in accordance with the Flood Risk Assessment (A)
- 29. Accessibility of communal facilities (A)
- 30. Council to be notified of each postal address (A)
- 31. Residents informed of non-eligibility for parking permits (A)
- 32. Noise assessment of mechanical plant required (A)
- 33. Service vehicle strategy to be approved (A)
- 34. Parking space provision/maximum (A)
- 35. Refuse storage facilities to be provided (A)
- 36. Cycle parking facilities to be provided (A)
- 37. Development completed in accordance with the Sustainability Strategy (A)
- 38. Emissions reduction certification to be submitted (A)
- 39. Lifts to be provided and retained in working order (A)
- 40. No Building Maintenance Units permitted (A)
- 41. Location of electric vehicle charge points (C)
- 42. Location of car club spaces (C)
- 43. Location of disabled parking spaces (C)
- 44. Full travel plan to be submitted (C)
- 45. Annual review of the Travel Plan (C)

Condition Key

A. Condition wording to remain unchanged

B. To be implemented in accordance with previously-approved details

C. Amended condition wording/ new conditions

1. Consultation

- 1.1 No additional consultation responses or public representations have been received.

2. Wind and microclimate verification

- 2.1 Further to paragraph 7.89 of the main report, at the time of writing verification from the BRE has not been received and any recommendation remains worded to delegate to the Head of Planning, Development and Regulatory Services, subject to satisfactory outcomes as per the main report.

3. Community Infrastructure Levy

- 3.1 Revised CIL legislation came into effect on the 01/09/2019. In summary there are changes to the way the CIL liability is calculated for certain types of planning applications, depending on if the liability increases or decrease. At this present time, the projected CIL calculation provided in main agenda report remains unchanged.
- 3.2 For clarity, the estimated basic CIL charge would be £4,462,913.44 based upon the proposed floorspace. As with the previous application, the CIL liability is likely to be reduced by the original demolished floor area, resulting in an amended CIL charge of £4,177,029.64.

3.3 This gives an indication of the likely CIL outcomes but is without prejudice to further examination of the CIL application by the Council as to the direct implication of this new legislation. Officers will update the PAC if any significant adjustment occurs to the headline figures detailed in the main agenda.

4. Conditions

4.1 In light of further assessment and implementation of the previously approved scheme, conditions have been updated in the above recommendation.

Case Officer: Brian Conlon