**55 Vastern Road, Reading, RG1 8BU**

**AGREED Planning Conditions**

**Timeframe for implementation**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**REASON**: In pursuance of s91 of the Town and Country Planning Act 1991 (as amended by s51 of the Planning and Compensation Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

**Approved plans**

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

448.PL.SP.003 Existing Block Plan, as received 04/02/2020

RT3190463P0001 Existing Ground Floor Plan, as received 04/02/2020

RT3190463P0002 Existing First Floor Plan, as received 04/02/2020

RT3190463P0003 Existing Second Floor Plan, as received 04/02/2020

RT3190463P0004 Rev A South, East and North 1 Elevations, as received 05/03/2020

RT3190463P0005 North 2 and West Elevations, as received 04/02/2020

RT3190463P0006 Street Scene South and West, as received 04/02/2020

RT3190463P0007 Street Scene North, as received 04/02/2020

448.PL.SL.001 Rev B Site Location Plan Application Boundary, as received 10/06/2020

448.PL.A.100 Rev B Block A \_Ground - Third Floor, as received 01/06/2020

448.PL.A.101 Rev B Block A\_Fourth - Roof Floor, as received 01/06/2020

448.PL.A.200 Rev B Block A\_Elevations, as received 01/06/2020

448.PL.A.300 Rev B Block A\_Section A-A, B-B and C-C, as received 01/06/2020

448.PL.BC.100 Rev D Block BC\_Ground Floor Plan, as received 12/11/2020

448.PL.BC.200 Rev D Block B and C\_Southwest Elevation, as received 05/11/2021

448.PL.BC.201 Rev D Block B and C\_Southeast Elevation, as received 05/11/2021

448.PL.BC.202 Rev E Block B and C\_Northeast Elevation, as received 05/11/2021

448.PL.BC.203 Rev D Block B and C\_Northwest Elevation, as received 05/11/2021

448.PL.BC.300 Rev D Block BC\_Section A-A and B-B, as received 05/11/2021

448.PL.BC.301 Rev D Block BC\_Section C-C, as received 05/11/2021

448.PL.D.100 Rev C Block D\_Ground Floor Plan, as received 10/12/2020

448.PL.D.101 Rev C Block D\_First Floor Plan, as received 10/12/2020

448.PL.D.102 Rev B Block D\_Second Floor Plan, as received 10/12/2020

448.PL.D.103 Rev B Block D\_Third Floor Plan, as received 10/12/2020

448.PL.D.104 Rev B Block D\_Fourth Floor Plan, as received 10/12/2020

448.PL.D.105 Rev B Block D\_Fifth Floor Plan, as received 10/12/2020

448.PL.D.106 Rev B Block D\_Sixth Floor Plan, as received 10/12/2020

448.PL.D.107 Rev B Block D\_Seventh Floor Plan, as received 10/12/2020

448.PL.D.108 Rev B Block D\_Eighth Floor Plan, as received 10/12/2020

448.PL.D.109 Rev B Block D\_Ninth Floor Plan, as received 10/12/2020

448.PL.D.110 Rev B Block D\_Roof Floor, as received 10/12/2020

448.PL.D.200 Rev C Block D\_Southeast Elevation, as received 10/12/2020

448.PL.D.201 Rev C Block D\_Northeast and Southwest Elevation, as received 10/12/2020

448.PL.D.202 Rev B Block D\_Northwest Elevation, as received 10/12/2020

448.PL.D.203 Rev A Block D\_Southwest Elevation, as received 10/12/2020

448.PL.D.300 Rev B Block D\_Section A-A and B-B, as received 10/12/2020

448.PL.EFG.100 Rev A Block EFG\_Ground Floor Plan, as received 01/06/2020

448.PL.EFG.101 Rev A Block EFG\_First Floor Plan, as received 01/06/2020

448.PL.EFG.102 Rev A Block EFG\_Second Floor Plan, as received 01/06/2020

448.PL.EFG.103 Rev A Block EFG\_Third Floor Plan, as received 01/06/2020

448.PL.EFG.104 Rev A Block EFG\_Fourth Floor Plan, as received 01/06/2020

448.PL.EFG.105 Rev A Block EFG\_Fifth Floor Plan, as received 01/06/2020

448.PL.EFG.106 Rev A Block EFG\_Sixth Floor Plan, as received 01/06/2020

448.PL.EFG.107 Rev A Block EFG\_Seventh Floor Plan, as received 01/06/2020

448.PL.EFG.108 Rev A Block EFG\_Roof Plan, as received 01/06/2020

448.PL.EFG.200 Rev B Block E\_Southeast and Southwest Elevation, as received 01/06/2020

448.PL.EFG.201 Rev B Block E\_Northwest and Northeast Elevation, as received 01/06/2020

448.PL.EFG.202 Rev C Block FG\_Southwest, Southeast and Northwest Elevation, as received 01/06/2020

448.PL.EFG.300 Rev B Block EFG\_Section A-A, B-B and C-C, as received 01/06/2020

448.PL.H.100 Rev A Cafe\_Floor Plans, as received 28/02/2020

448.PL.H.200 Rev A Cafe\_Elevations, as received 28/02/2020

448.PL.200 Rev A Context Site Elevation\_River Front, as received 28/02/2020

448.PL.201 Rev A Context Site Elevation\_Vastern Road, as received 28/02/2020

448.PL.202 Rev A Context Site Elevation\_Street Section, as received 28/02/2020

448.PL.203 Context Site Elevation\_Street Section, as received 28/02/2020

448.PL.204 Context Site Elevation\_Lynmouth Road, as received 28/02/2020

448.PL.SS.300 Rev A Site Sections\_Section A-A, E-E, as received 28/02/2020

448.PL.SS.301 Rev A Site Sections\_Section B-B, C-C, D-D, as received 28/02/2020

448.PL.SL.002 Rev E Illustrative Masterplan, as received 07/10/2020

448.PL.SL.003 Enclosure Plan, as received 28/02/2020

448.300.LAND.001 Christchurch Bridge Connection Section, as received 28/02/2020

448.LAND.SK.101 Towpath Access – 1:21, as received 05/11/2021

448.PL.BC.V.100 Block B and C – Glazing and Ventilation Plans – MVHR Proposal, as received 05/11/2021

448.PL.BC.V.101 Block B and C – First Floor Plan – MVHR Proposal, as received 05/11/2021

448.PL.BC.V.102 Block B and C – Second Floor Plan – MVHR Proposal, as received 05/11/2021

448.PL.BC.V.103 Block B and C – Third Floor Plan – MVHR Proposal, as received 05/11/2021

448.PL.BC.V.104 Block B and C – Fourth Floor Plan – MVHR Proposal, as received 05/11/2021

448.PL.BC.V.105 Block B and C – Fifth Floor Plan – MVHR Proposal, as received 05/11/2021

448.PL.BC.V.106 Block B and C – Sixth Floor Plan – MVHR Proposal, as received 05/11/2021

448.PL.BC.V.107 Block B and C – Seventh Floor Plan – MVHR Proposal, as received 05/11/2021

448.PL.BC.V.108 Block B and C – Eighth Floor Plan – MVHR Proposal, as received 05/11/2021

448.PL.BC.V.109 Block B and C – Ninth Floor Plan – MVHR Proposal, as received 05/11/2021

448.PL.BC.V.110 Block B and C – Tenth Floor Plan – MVHR Proposal, as received 05/11/2021

448.PL.BC.V.111 Block B and C – Roof Plan – MVHR Proposal, as received 05/11/2021

**REASON**: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

**Materials**

1. No development [excluding demolition] shall commence beyond foundation level of the relevant proposed building (a) Block A - The Railway Warehouse; b) Block B - The Goods Warehouse; c) Block C - The Goods Office; d) Block D – The Generator / The Turbine Hall; e) Block E – Christchurch Wharf; f) Block F - The Coal Drop Building; g) Block G; h) Café) until a schedule of the materials to be used in the construction of the external surfaces of the relevant building hereby permitted have been submitted to and 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 of a minimum 1 square metre each - approved details to then be retained on site and available for inspection throughout the duration of the construction of the development) specifying the brickwork, mortar, joint profile and bond. The development shall be carried out and thereafter maintained in accordance with the details approved.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and CR2 of the Reading Borough Local Plan 2019.

**Construction Method Statement**

1. No development shall commence on site, including any works of demolition, until a site specific Demolition and Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:
2. Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
3. Provisions to be made for the control of noise coming from the site during demolition and construction;
4. Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.
5. Details of parking arrangements for site operatives and visitors;
6. Location on site for storage of plant and materials used in constructing the development;
7. The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
8. Identification of any footpath closures or road closures needed during construction;
9. Required wheel washing facilities on site;
10. A scheme for recycling waste resulting from the construction works.
11. Measures for controlling the use of site lighting whether required for safe working or for security purposes.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

**REASON**: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

**Land Contamination**

1. No development shall commence on site [excluding demolition and any preparatory works necessary to complete characterisation of site contamination] until an assessment of the nature and extent of contamination has been submitted to and been 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:

• human health,

• property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

• adjoining land,

• groundwaters and surface waters,

• ecological systems,

• archaeological sites and ancient monuments;

**REASON**: These details are required due to insufficient information being contained within this submission and 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 EN16 of the Reading Borough Local Plan 2019.

1. No development shall commence on site [excluding demolition and any preparatory works necessary to complete characterisation of site contamination] 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 been 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 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**: These details are required due to insufficient information being contained within this submission and 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 EN16 of the Reading Borough Local Plan 2019.

1. The approved remediation scheme under Condition 6 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to the first occupation of relevant proposed building (a) Block A - The Railway Warehouse; b) Block B - The Goods Warehouse; c) Block C - The Goods Office; d) Block D – The Generator / The Turbine Hall; e) Block E – Christchurch Wharf; f) Block F - The Coal Drop Building; g) Block G; h) Café).

**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 EN16 of the Reading Borough Local Plan 2019.

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

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been 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 EN16 of the Reading Borough Local Plan 2019.

1. No development shall commence on site [excluding demolition and any preparatory works necessary to inform de-watering and foundation details] until such time as a scheme to:

a) secure de-watering of the site

b) specify the form of foundations

has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented in accordance with the approved details.

**REASON**

To ensure that the proposed development, piling does not harm the water environment in line with paragraph 174 of the National Planning Policy Framework 2021 and Policy EN16 of the Reading Borough Local Plan 2019.

**Land Gas**

1. **a.** Site investigation

No development shall take place until a detailed land gas site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications.  The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.

**b.** Remediation scheme to be submitted

No development 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 occupied and those measures incorporated into the development shall thereafter be retained.

**c.** Implementation of Approved Remediation Scheme

The land gas 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 any part of the accommodation hereby approved is occupied.

**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 EN16 of the Reading Borough Local Plan 2019.

**Archaeological Field Investigation**

1. No development, other than demolition to ground level and excluding the breaking up and removal of floor slabs, foundations and other below ground obstructions, shall take place within the application area until the applicant, their agents or successors in title have secured and implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy (if required) which will be submitted by the applicant, approved in writing by the Local Planning Authority and carried out in accordance with the approved mitigation strategy prior to the commencement of the development.

**REASON**: Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with Policies EN1 and EN2 of the Reading Borough Local Plan 2019.

**Crime Prevention**

1. Prior to commencement of works above slab level, written details of the security strategy shall be submitted to, and approved by the local planning authority. The development shall be carried out in accordance with the approved details prior to the first occupation of any residential unit within the relevant building (a) Block A - The Railway Warehouse; b) Block B - The Goods Warehouse; c) Block C - The Goods Office; d) Block D – The Generator / The Turbine Hall; e) Block E – Christchurch Wharf; f) Block F - The Coal Drop Building; g) Block G) and the approved details shall be retained and maintained as such thereafter.

**REASON:** To ensure the development can be safely accessed by its intended users, to protect the amenity of future occupiers 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 CC7 and CC8 of the Reading Borough Local Plan 2019.

**Flood Risk**

1. The development shall be carried out in accordance with the submitted flood risk assessment and the following mitigation measures it details:

* Finished floor levels within the residential accommodations of Blocks A-G shall be set no lower than 38.60 metres above Ordnance Datum (AOD)
* Compensatory storage shall be provided in accordance with plan 47500/4001/003 Flood Storage Analysis
* These design proposals take account of potential future flood alleviation work

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme’s timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

**REASONS**

To reduce the risk of flooding to the proposed development and future occupants, to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to ensure the structural integrity of the or proposed flood defences thereby reducing the risk of flooding, all in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

**Drainage**

1. Prior to the first occupation of any residential unit within the relevant building (a) Block A - The Railway Warehouse; b) Block B - The Goods Warehouse; c) Block C - The Goods Office; d) Block D – The Generator / The Turbine Hall; e) Block E – Christchurch Wharf; f) Block F - The Coal Drop Building; g) Block G) of the development hereby permitted, the sustainable drainage scheme for the site shall be completed in accordance with the submitted and approved details within the Proposed Drainage Strategy by Peter Brett Associates/ Stantec Ref R0001 Rev A dated 22/01/2020, as received 04/02/2020.The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

**REASON**: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

**Bin Stores**

1. Prior to the first occupation of any residential / commercial unit within the relevant building (a) Block A - The Railway Warehouse; b) Block B - The Goods Warehouse; c) Block C - The Goods Office; d) Block D – The Generator / The Turbine Hall; e) Block E – Christchurch Wharf; f) Block F - The Coal Drop Building; g) Block G; h) Café) details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s).   The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to the first occupation of the relevant building and shall not be used for any purpose other than bin storage at all times thereafter.

**REASON**: To ensure that adequate provision is made for the storage and collection of refuse, in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policies CC5, CC7 and TR3 of the Reading Borough Local Plan 2019.

**Mechanical Plant**

1. No mechanical plant associated with the development shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority.  The assessment shall be carried out for in accordance with BS4142:2014+A1:2019 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) from any plant associated with the development as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-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 the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-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 shall thereafter be maintained so that it operates to the same standard.

**REASON**: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies CC8, CR6 and EN17 of the Reading Borough Local Plan 2019.

**Ventilation**

1. Prior to the first use of the café premises an odour assessment shall be carried out and a detailed scheme for odour mitigation to include scaled plans, odour control specifications and a maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the EMAQ Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018 guidance 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.

**REASON**: These details are required due to insufficient information being contained within this submission and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

**Hours of Deliveries/Waste Collection**

1. Hours for café premises deliveries and/or waste collection are restricted to 0700 hours to 2100 hours on Mondays to Saturdays and 0900 to 1900 on Sundays and Bank or Statutory Holidays.

**REASON**: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

**Hours of Opening/Operation**

1. The café premises shall not be used by members of the public outside the hours of 0600 hours to 2200 hours on Mondays to Saturdays and 0800 hours to 2000 hours on Sundays and Bank or Statutory Holidays.

**REASON**: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

**Hours of Construction/Demolition**

1. No construction, demolition or associated deliveries shall take place outside the hours of 0800 hours to 1800 hours Mondays to Fridays, and 0800 hours to 1300 hours on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays.

**REASON**: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

**Bonfires**

1. 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 CC5, CC8 and EN15 of the Reading Borough Local Plan 2019.

**Locally Listed Building**

1. Prior to its demolition, details of the recording of the former entrance lodge building at 55 Vastern Road, following as a minimum the Level 2 guidance set out in “Understanding Historic Buildings, A Guide to Good Practice” (Historic England 2016) (or any document which supersedes this document), shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**: To ensure preservation by record of the non-designated heritage asset in a manner appropriate to its significance, in accordance with Policies EN1 and EN4 of the Reading Local Plan 2019.

1. NO DEMOLITION UNTIL A CONTRACT IS SECURED FOR THE REPLACEMENT BUILDING

The demolition works in relation to the locally listed building hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made, as confirmed in details to be submitted to and approved in writing by the Local Planning Authority prior to any demolition works commencing.

Reason: To protect the visual amenity of the area from a potential vacant site and the loss of a locally listed building without a replacement building being committed to be built, in accordance with Policies CC7, CR2, EN1 and EN4 of the Reading Borough Local Plan 2019.

24. DWELLING MIX (RESTRICTION)

No change to the unit mix (61 x 1-bedroom units, 136 x 2-bedroom units and 12 x 3-bedroom units) shall be made to the development hereby permitted.

REASON: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

25. ACTIVE WINDOW DISPLAYS

Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the non-residential unit hereby approved shall retain 'active window displays' along the length of the frontages, without the installation of window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the unit during the unit’s operating hours.

REASON: in the interests of retaining a vibrant and attractive streetscene and improving active surveillance, in line with Policies CC7 and OU5 of the Reading Borough Local Plan 2019.

26. SAP ASSESSMENT MAJOR - AS BUILT (TO BE APPROVED)

Prior to the first occupation of any residential unit within the relevant building (a) Block A - The Railway Warehouse; b) Block B - The Goods Warehouse; c) Block C - The Goods Office; d) Block D – The Generator / The Turbine Hall; e) Block E – Christchurch Wharf; f) Block F - The Coal Drop Building; g) Block G) written verification shall be submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted within the relevant building have achieved a minimum of a 35% 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) and a S106 contribution has been made to the Local Authority to account for any remaining emissions. Such evidence shall be in the form of an ‘As Built’ Standard Assessment Procedure (SAP) assessment, 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 CC2 and H5 of the Reading Borough Local Plan 2019.

27. DETAILS OF PV (TO BE APPROVED)

Prior to the first occupation of any residential unit within the relevant building (a) Block A - The Railway Warehouse; b) Block B - The Goods Warehouse; c) Block D – The Turbine Hall), full details of the proposed roof mounted Photovoltaics shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a [roof] plan showing the location and position of the Photovoltaics, their dimensions, manufactures specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission, in order to incorporate measures to adapt to climate change and in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with Policies CC3, CC7 and CR2 of the Reading Borough Local Plan 2019.

28. ADAPTABLE UNITS

Prior to the first occupation of any residential unit hereby approved, details of at least 11 wheelchair adaptable units (as per Part M of Building Regulations) shall be submitted to and approved in writing by the Local Planning Authority. The wheelchair adaptable residential units shall remain wheelchair adaptable residential units thereafter.

Reason: To provide a suitable standard of accommodation for future occupiers and 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 Policies CC8 and H5 of the Reading Borough Local Plan 2019.

29. LANDSCAPING LARGE SCALE (TO BE APPROVED)

No development shall commence on site (barring demolition works) until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;

b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);

c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;

d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development (barring demolition) because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

30. BOUNDARY TREATMENT

Prior to first occupation of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to an approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. The boundary treatment shall be implanted in accordance with the approved plan before the development is occupied and retained as such thereafter.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019.

31. LANDSCAPE MANAGEMENT PLAN MAJOR (TO BE APPROVED)

Prior to the commencement of the development (barring demolition) a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified.

REASON: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

32. ARBORICULTURAL METHOD STATEMENT (TO BE SUBMITTED)

No development shall commence on site (including demolition or preparatory works) 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. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

33. EXTERNAL LIGHTING (TO BE SUBMITTED)

Prior to first occupation or the use first commenced, full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals : Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed before first occupation of the buildings or use commenced and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

34. PRIVACY SCREENS

Prior to the first occupation of the relevant residential units (a) 8th floor level at Block D – The Turbine Hall and b) 6th floor level at Block E – Christchurch Wharf), details of privacy screens (location and position of the screens, their dimensions, design and manufactures specification, and ongoing maintenance arrangements) shall be submitted to and approved in writing by the Local Planning Authority. The approved privacy screens will be installed before the first occupation of the relevant residential units hereby approved and shall be permanently maintained as such.

REASON: These details are required due to insufficient information being contained within this submission, to safeguard the amenities of the adjoining residential units from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

35. PUBLIC ART

Prior to the first occupation of any residential unit hereby approved, details of a scheme providing on-site public art (including a sculpture on the north-south route through the site) shall be submitted to, and approved in writing by the Local Planning Authority. The approved details shall be installed before the first occupation of any residential unit within Block B (The Goods Warehouse fronting Vastern Road) and shall thereafter be maintained in accordance with the approved details.

Reason: In order to enhance the appearance of the development through sense of place and provide visual interest to existing and future pedestrian routes and open spaces, in accordance with Policies CC7, CR2 and CR11 of the Reading Borough Local Plan 2019.

36. VEHICLE PARKING (AS SPECIFIED)

No dwelling within the relevant building (a) Block B The Goods Warehouse; b) Block C The Goods Office; c) Block D The Turbine Hall / The Generator) hereby permitted shall be occupied until all of the relevant vehicle parking space(s) (a) 12 vehicle parking spaces on 448.PL.BC.100 Rev D Block BC\_Ground Floor Plan, as received 12/11/2020; b) 12 externally located vehicle spaces on 448.PL.SL.003 Enclosure Plan, as received 28/02/2020; c) 26 vehicle parking spaces on 448.PL.D.100 Rev C Block D\_Ground Floor Plan, as received 10/12/2020) have been provided in accordance with the plans hereby approved. 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 in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

37. VEHICULAR ACCESS (AS SPECIFIED)

No dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

38. CYCLE PARKING (AS SPECIFIED)

No dwelling/building hereby permitted shall be occupied until the bicycle parking facility for that dwelling/building has been provided in accordance with the plans hereby approved. The facility 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 Policy TR1 and TR5 of the Reading Local Plan 2019.

39. VISIBILITY SPLAYS (AS SPECIFIED)

No building shall be occupied until all the visibility splays shown on the approved drawings 47500/5500/001 and 47500/5500/007 as received 10/06/2020 have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level and maintained as such.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

40. PARKING PERMITS 1

No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority 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 automatically 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 TR3 and TR5 of the Reading Local Plan 2019.

41. PARKING PERMITS 2

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 Policy TR3 and TR5 of the Reading Local Plan 2019.

42. EV CHARGING POINTS

Prior to the first occupation of any residential unit within the relevant building (a) Block B The Goods Warehouse; b) Block D The Turbine Hall / The Generator) details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of a) 2 charging points and b) 4 charging points serving the relevant buildings shall be submitted to and approved in writing by the Local Planning Authority.

No dwelling within the relevant building shall be first occupied until the Scheme for that building has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

43. ROUTE TO ACCESSIBLE PARKING BAYS

No development (barring demolition) shall commence on site until a plan showing a dedicated DDA compliant pedestrian route to and from the accessible parking bays located along the west of the spine road is submitted to and been approved in writing by the Local Planning Authority. This pedestrian route shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is provided with adequate accessible parking facilities to meet the needs of future occupiers in accordance with Policy TR5 of the Reading Local Plan 2019.

44. BIODIVERSITY ENHANCEMENTS

No development (barring demolition) shall commence on site until full details (including maintenance details and schedules) of an on-site biodiversity enhancement scheme, to include a suite of integral bird and bat boxes, tiles and bricks on the new buildings, is submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The biodiversity enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.

Reason: Details are required prior to commencement (barring demolition) as insufficient information was submitted with the application and in order to secure on-site biodiversity enhancement in the long term. This accords with Paragraph 180 of the NPPF (2021), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

45. BIODIVERSITY IMPACT ASSESSMENT CALCULATION

No development (barring demolition) hereby permitted shall commence until a Biodiversity Impact Assessment Calculation using the DEFRA 3 metric (or its successor) based on the landscaping plans submitted under condition 29 and the offsetting scheme detailed in the legal agreement or unilateral undertaking hereby agreed, demonstrating a net gain of at least 10% in biodiversity units, has been submitted to and approved in writing by the council. The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to secure biodiversity enhancement in the long term, according with Paragraph 180 of the NPPF (2021), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

46. LIGHTING IMPACT ON NATURE CONSERVATION

Prior to commencement of the development (barring demolition) a report detailing the internal (from windows facing the river) and external lighting scheme and how this will not adversely impact upon wildlife shall be submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

• A layout plan with beam orientation

• A schedule of equipment

• Measures to avoid glare

• An isolux contour map showing light spillage to 1 lux.

The internal lighting (from windows facing the river) shall thereafter be implemented in accordance with the approved details prior to the first occupation of the relevant building ((a) Block A - The Railway Warehouse; b) Block B - The Goods Warehouse; a) Block C - The Goods Office; d) Block D – The Generator / The Turbine Hall; e) Block E – Christchurch Wharf; f) Café)

The external lighting shall thereafter be implemented in accordance with the approved details prior to the first occupation of any residential unit within Block D – The Generator / The Turbine Hall or Block E – Christchurch Wharf, and maintained as such thereafter.

Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with paragraph 185 of the NPPF 2021 and Policies EN12 and EN16 of the Reading Borough Local Plan 2019.

47. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

a) Risk assessment of potentially damaging construction activities.

b) Identification of “biodiversity protection zones”.

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly

competent person.

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To minimise impacts on biodiversity in accordance with Paragraphs 180 and 185 of the NPPF (2021) and Policy EN12 of the Reading Borough Local Plan 2019.

48. NOISE

Prior to the first occupation of the relevant residential unit within Block B (The Goods Warehouse) all glazing and ventilation details shown on the following approved plans shall have been provided in full:

448.PL.BC.V.100 Block B and C – Glazing and Ventilation Plans – MVHR Proposal

448.PL.BC.V.101 Block B and C – First Floor Plan – MVHR Proposal

448.PL.BC.V.102 Block B and C – Second Floor Plan – MVHR Proposal

448.PL.BC.V.103 Block B and C – Third Floor Plan – MVHR Proposal

448.PL.BC.V.104 Block B and C – Fourth Floor Plan – MVHR Proposal

448.PL.BC.V.105 Block B and C – Fifth Floor Plan – MVHR Proposal

448.PL.BC.V.106 Block B and C – Sixth Floor Plan – MVHR Proposal

448.PL.BC.V.107 Block B and C – Seventh Floor Plan – MVHR Proposal

448.PL.BC.V.108 Block B and C – Eighth Floor Plan – MVHR Proposal

448.PL.BC.V.109 Block B and C – Ninth Floor Plan – MVHR Proposal

448.PL.BC.V.110 Block B and C – Tenth Floor Plan – MVHR Proposal

448.PL.BC.V.111 Block B and C – Roof Plan – MVHR Proposal

448.PL.BC.200 Rev D Block B and C\_Southwest Elevation

448.PL.BC.201 Rev D Block B and C\_Southeast Elevation

448.PL.BC.202 Rev E Block B and C\_Northeast Elevation

448.PL.BC.203 Rev D Block B and C\_Northwest Elevation

448.PL.BC.300 Rev D Block BC\_Section A-A and B-B

448.PL.BC.301 Rev D Block BC\_Section C-C

As all received on 05/11/2021

The provided glazing and ventilation details shall be retained and maintained as such thereafter.

Reason: To safeguard the amenity of future occupants from noise and disturbance in accordance with Policies CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

49. Towpath connection

Prior to the first occupation of any residential unit within Block E (Christchurch Wharf) or Block F (The Coal Drop Building) the towpath access leading to the River shall be completed in accordance with approved plan 448.LAND.SK.101 Towpath Access – 1:21. The towpath access shall thereafter be retained and maintained as such thereafter.

Reason: To ensure that a suitable access connection to the towpath is made for both pedestrians and cyclists, in accordance with Policies TR3, TR4 and CR11 of the Reading Borough Local Plan 2019.

50. CAR PARKING MANAGEMENT PLAN

Prior to first occupation of the development hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of how the allocation of the car parking spaces for residents will be distributed and details of the proposed on-site parking enforcement to restrict overspill parking and obstructive servicing operations. Thereafter the approved CPMP shall be implemented in full and for the lifetime of the development.

REASON: In the interest of the safety and convenience of all highway users in accordance with Policy TR5 of the Reading Borough Local Plan 2019.