

APPENDIX 1 – Recommended conditions and informatives

Conditions:

Timescale

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

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved details

2. This permission is in respect of the submitted application plans and drawings numbered:

P1138-SNUG-XX-XX-A-DR-1101-ProposedDrawingsBlockPlan

P1138-SNUG-XX-XX-A-DR-1102-ProposedDrawingsSitePlan

P1138-SNUG-XX-XX-A-DR-1103-ProposedDrawingsWoodlandArrivalPlan

P1138-SNUG-XX-XX-A-DR-1109-ProposedDrawingsPhasingDrawingPhases1&2

P1138-SNUG-XX-XX-A-DR-1111-ProposedDrawingsPhase1&2RoofVoidPlan

P1138-SNUG-XX-XX-A-DR-1112-ProposedDrawingsPhase1&2RoofPlan

P1138-SNUG-XX-XX-A-DR-1130-

ProposedDrawingsPhase1&2AuditoriumWingElevations

P1138-SNUG-XX-XX-A-DR-1150-ProposedDrawingsPhasingDrawingPhases1

Ecological Impact Assessment report (4Woods Ecology, September 2023)

22-225-200 Landscape Masterplan

as received by the local planning authority on 16 October 2023, and by the revised and additional application plans and drawings numbered:

Yew Tree Lane Visibility Assessment - 502.0178-0003-P03

Yew Tree Lane Site Access Swept Path Analysis - 502.0178-0004-P02

Staff Car Park Private Vehicle Tracking - 502.0178-0005-P01

White House Lane Fire & Rescue Swept Path Analysis - 502.0178-0006-P01

White House Lane Site Access Swept Path Analysis - 502.0178-0002-P03

as received by the local planning authority on 30 November 2023, and by the revised and additional application plans and drawings numbered:

White House Lane Visibility Splays - 502.0178-0001-P04

as received by the local planning authority on 05 December 2023, and by the revised and additional application plans and drawings numbered:

White House Lane Minibus Swept Path Analysis plan 502.0178-0007-P02

as received by the local planning authority on 12 January 2024, and by the revised and additional application plans and drawings numbered:

Landscape Proposal – Planting Strategy Feb 2024 (UBU Design)

as received by the local planning authority on 07 February 2024, and by the revised and additional application plans and drawings numbered:

P1138-SNUG-XX-XX-A-DR-1110-ProposedDrawingsPhase1&2GroundFloorPlan - Rev A

P1138-SNUG-XX-XX-A-DR-1131-

ProposedDrawingsPhase1&2ResearchWingElevations - Rev A

P1138-SNUG-XX-XX-A-DR-1132-
ProposedDrawingsPhase1&2OfficeWingElevations - Rev A
P1138-SNUG-XX-XX-A-DR-1133-
ProposedDrawingsPhase1&2MaintenanceWingElevations - Rev A
P1138-SNUG-XX-XX-A-DR-1151-ProposedDrawingsPhase1GroundFloorPlan - Rev
A
P1138-SNUG-XX-XX-A-DR-1152-ProposedDrawingsPhase1Elevations - Rev A
P1138-SNUG-00-XX-A-DR-1104-ProposedPhaseBlockPlan
as received by the local planning authority on 29 February 2024.

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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.

External materials

3. Prior to commencement any phase of the development hereby permitted (excluding demolition), samples and details of the materials to be used in the construction of the external surfaces of the building/s for that phase shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3

Parking and turning space to be provided

4. No part of any building(s) for any phase of the development hereby permitted shall be occupied or used until the vehicle parking and turning space for that phase has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: to ensure comprehensive planning and delivery of the development and discharge of conditions. To comply with terms by which the WBC Community Infrastructure Levy is administered. Relevant Policies: Core Strategy policies CP1, CP3, CP4, CP6, and CP14.

Event parking management strategy

5. No study day events (or similar) shall take place until an 'Event Parking Management Strategy' has been submitted to and approved in writing by the LPA.

Reason: to ensure the comprehensive management of parking for events at the site. To comply with terms by which the WBC Community Infrastructure Levy is administered. Relevant Policies: Core Strategy policies CP1, CP3, CP4, CP6, and CP14.

Vehicle turning space to be provided

6. Each phase of the development hereby approved shall not be brought into first use until the vehicle turning space for that phase has been provided in full accordance with the approved plans. The vehicle turning space shall thereafter be retained in accordance with the approved details and shall be used for no other purpose.

Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety. Relevant policy: Core Strategy policies CP3 & CP6.

Cycle parking – details required

7. Prior to the commencement of each phase of the development hereby permitted, details of secure and covered bicycle storage/parking facilities for the users of [and visitors to] that phase of the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Visibility splay provision

8. Prior to first use of each phase of the development hereby permitted, the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing numbers referred to in condition 2 above for that phase. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Surfacing of Accesses

9. No building within each phase of the development hereby approved shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge for that phase.
10. Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

Accesses before occupation

11. No building for any phase of the development hereby approved shall be occupied until the access has been constructed in accordance with the approved plans for that phase.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Stopping up access

12. The existing vehicular western onto access to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re-instated within one month of the completion of the new access(es) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Gate set-back

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 10 metres from the highway boundary and so as to open away from the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

Construction method statement

14. No development shall take place, including any works of demolition, within any approved phase until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority for that phase. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials (including times in line with permitted hours of work – refer to Condition 31 below),
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) asbestos survey results and if present a safe removal and disposal plan to be submitted.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

Ground and building levels

15. Prior to the commencement of each phase of the development hereby permitted, a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels for that phase shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

Boundary treatments

16. Prior to commencement of any phases of the development hereby permitted, details of all boundary treatment(s) for all phases, including measures for small mammal permeability, shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of visual amenity and highway safety.

Relevant policy: Core Strategy policies CP1, CP3 and CP6

Protection of existing trees

17. a) No development or other operation shall commence on any phase of the development hereby approved until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to that phase, in accordance with BS5837: 2012, has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for that phase for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.
- b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme for each phase on-site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme for each phase.
- d) The fencing or other works which are part of the Approved Scheme for each phase shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Detained Woodland Management Plan

18. Within the first two years following occupation of the first phase of the development hereby approved, a woodland survey shall be undertaken and a detailed woodland management plan shall be submitted to and approved in writing with Wokingham Borough Council. The management plan should be prepared by a qualified and experienced forestry or arboricultural consultant and should include the following elements:
- a) A statement of the overall design vision for the woodland and for individual trees retained as part of the development – including amenity classification, nature conservation value and accessibility.
- b) Type and frequency of management operations to achieve and sustain canopy, understorey, and ground cover, and to provide reinstatement and planting to improve diversity.
- c) Frequency of safety inspections, which should be at least two yearly in areas of high risk, less often in lower risk areas,
- d) Confirmation that the tree pruning work is carried out by suitably qualified and insured tree contractors in accordance with British Standard 3998 – 2010 ‘Tree work - Recommendations’.

- e) Special measures relating to Protected Species or habitats, e.g., intensive operations to avoid March - June nesting season or flowering period.
- f) Inspection for pests, vermin and diseases and proposed remedial measures.
- g) Recommendations relating to how trees within the immediate vicinity of the car park and footpaths are to be protected, such that these are retained without the loss of their canopy or value as habitat.
- h) Confirmation of cyclical management plan assessments and revisions to evaluate the plan's success and identification of any proposed actions.
- i) Measures required to meet the objective of habitat condition enhancement from poor to moderate as measured using Defra metric 4.0 and the ongoing monitoring and actions to maintain moderate condition for 30 years post development completion.

Reason: To ensure the long-term appropriate management of the woodland is delivered. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Landscaping

19. The landscaping for the key areas of the site as detailed in the Landscape Proposals – Planting Strategy Feb 2024 (UBU Design) document, as referred to in Condition 2 above, shall be implemented on a phased basis in accordance with the planting details included within the document. The applicant shall provide a timetable for the proposed works as indicated within the Planting Strategy within 12 months following the date of this planning permission

Reason: To ensure implementation of long-term landscaping proposals for the site. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Landscape masterplan

20. All phases of the development and landscaping hereby approved shall be fully implemented in accordance with the proposals as set out in the approved Landscape Masterplan, as referred to in Condition 2 above. These works shall be implemented between 5 and 20 years following the date of this planning permission.

Reason: To ensure implementation of long-term landscaping proposals for the site. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Species Specific Enhancements

21. Prior to commencement of development of any phase of the development hereby approved, a detailed strategy for ecological permeability and biodiversity enhancements to the site, as per those outlined in section 4.5 and Map 4 of the Ecological Impact Assessment report (4Woods Ecology, September 2023), shall be provided to the local authority for its approval. This strategy shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing.

Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of Managing Development Delivery Local Plan, and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

Protected species

22. Construction works are to be carried out in full accordance with the mitigation measures given in Section 4.3.8 of the submitted Ecological Impact Assessment report (4Woods Ecology, September 2023) unless otherwise agreed in writing by the Council.

Reason: To ensure that Badgers, a protected species, are not adversely affected by the proposals. Relevant policy: CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of Managing Development Delivery Local Plan.

External Lighting

23. Prior to first use of each phase of the development hereby permitted, a “lighting design strategy for biodiversity” for that phase shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and badgers and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy for all phases, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that protected species, a material consideration, are not adversely affected by the development. Relevant policy: CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of Managing Development Delivery Local Plan.

Bats

24. No works, including demolition, of the two buildings identified in the Ecological Impact Assessment report (4Woods Ecology, September 2023) as containing bat roosts shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy (or an email from Natural England that the site has been registered under the bat mitigation class licence) has been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the local planning authority prior to commencement of works.

Reason: To ensure that bats, a material consideration, are not adversely affected by the development. Relevant policy: CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of Managing Development Delivery Local Plan.

Deane Cottage - Demolition

25. Notwithstanding the approved Phase Block Plan (P1138-SNUG-00-XX-A-DR-1104-) as referred to in condition 2 above, the development hereby approved shall not be brought into first use until the existing Deane Cottage, as shown on the approved Site

Location Plan (drawing no. P1138-SNUG-XX-XX-DR-A-0001-/-), has been demolished in its entirety.

Reason: In the interests of the visual amenity of the surrounding area. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

Deane Cottage – Demolition waste/debris to be removed from site

26. Notwithstanding the approved Phase Block Plan (P1138-SNUG-00-XX-A-DR-1104-) as referred to in condition 2 above, the development hereby approved shall not be brought into first use until all resulting waste material and debris from demolished Deane Cottage, as shown on the approved Site Location Plan (drawing no. P1138-SNUG-XX-XX-DR-A-0001), has been permanently removed from the site.

Reason: In the interests of the visual amenity of the surrounding area. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

Excellent BREEAM rating

27. a) Prior to commencement of each phase of the development hereby permitted suitable Design Stage evidence for each building comprised in that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The Design Stage Certificate reflecting the approved evidence shall be prepared by a suitably qualified assessor and shall demonstrate that that the building(s) will achieve a minimum BREEAM rating of 'Excellent'.

b) Within three months of the occupation of the development, a Post-Construction Certificate in respect of that development shall be submitted to and approved in writing by the Local Planning Authority for an approval in writing. The Post-Development Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building in question achieved compliance with BREEAM rating of 'Excellent' as a minimum. Reason: To ensure developments contribute to sustainable development. Relevant Policies: Paragraph 152 of the NPPF, Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).

Sustainable drainage

28. No development of shall take place until full details of the drainage system for all phases of the development hereby approved have been submitted to and approved in writing by the LPA. The details shall include:

1. Calculations indicating the Greenfield runoff rate from the site.
2. BRE 365 test results demonstrating whether infiltration is achievable or not.
3. Use of SuDS following the SuDS hierarchy, preferably infiltration.
4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for the 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
5. Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change.
6. Groundwater data confirming seasonal high groundwater levels in the area.

7. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Land contamination – preliminary risk assessment

29. Prior to commencement of the development (excluding demolition) hereby permitted, a preliminary Risk Assessment for land relating to all phases of the development hereby approved shall be conducted in line with the Land Contamination Risk Management procedure as defined by the Environment Agency to determine if any gas protection measures are required, and if so, identify these in a clearly defined proposed scheme of works. The preliminary report shall be submitted to an approved in writing by the local authority and any risk or remediation measures agreed prior to commencement of development. Any necessary mitigation measures are to be maintained in perpetuity.

Reason - to ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Unexpected land contamination

30. If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason - To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Hours of work

31. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason - to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Construction phase emergency plan

32. No development shall commence on site (including any demolition or site preparation works) until a Construction Phase Emergency Plan for the maximum number of

construction staff and visitors to the site, has been submitted to and approved in writing by the Local Planning Authority. The Construction Phase Emergency Plan shall include (where applicable):

- a) Triggers for activation of the plan;
 - b) Means and location of sheltering for a period of no less than 72 hours
 - c) Means of support for staff and visitors whilst in sheltering conditions;
 - d) Means of evacuation and recovery;
 - e) Method and frequency of review;
 - f) Contractor names and emergency contact information for the construction period.
- Upon implementation of the development hereby approved, the approved Construction Phase Emergency Plan shall be implemented and maintained in accordance with the approved details throughout the entire construction period.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective Construction Phase Emergency Plan will be put in place to protect construction staff should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

End user emergency plan

33. End user emergency plan - No works shall commence on site until an End User Emergency Plan(s) for the development hereby approved (insert development name) has been submitted to and approved in writing by the Local Planning Authority. The End User Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios. The End User Emergency Plan(s) shall include (where applicable):

- a) Triggers for activation of the plan;
- b) Means and location of sheltering for a period of no less than 72 hours;
- c) Means of support for residents, customers, visitors and staff whilst in sheltering conditions (Delete as applicable);
- d) Means of evacuation and recovery;
- e) Method of and frequency of review. Upon first occupation or whenever the use hereby approved first commences, the approved Emergency Plan(s) shall be implemented and maintained in accordance with the approved details for the lifetime of the development.

Within 6 months of first occupation of the development hereby approved, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective End User Emergency Plan will be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

Construction Environmental Management Plan (CEMP)

34. Prior to commencement of each phase of the development (excluding demolition) hereby permitted, a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the local planning authority. Construction of the development shall not be carried out

otherwise than in accordance with the approved CEMP. The CEMP shall include the following matters:

- i. a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and,
- ii. a method to record the quantity of recovered mineral (re-use on-site or off-site) and to report this data to the LPA upon completion of the development.

Reason: to highlight the importance of capturing and recording the amount of minerals that is removed from the ground and put to beneficial use in accordance with the Central and Eastern Berkshire Joint Minerals and Waste Plan policies M1, M2, M3, M4; Core Strategy Policies CP1, CP6; NPPF section 17

Informatives:

Reason for approval

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

Within curtilage

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

Pre-commencement conditions

3. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

Demolition notice

4. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

Changes to the approved plans

5. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

P&P – Approved and discussion/amendments required

6. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This

planning application has been the subject of positive and proactive discussions with the applicant in terms of:

A full pre-application process was undertaken by the applicant, and Amended plans being submitted by the applicant to provide additional information relating to highway swept path analysis, visibility splays, emergency planning and woodland management.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

AWE DEPZ

7. The application site falls within the Burghfield Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ) and Conditions 33 and 34 above have been imposed to secure emergency plans to protect the wellbeing of construction workers, staff and the public in the event of an incident at AWE. The applicant should be aware that the Wokingham Borough Council's Emergency Planning Officer, in co-ordination with the Office for Nuclear Regulation (ONR), AWE Emergency Planning Group led by West Berkshire are responsible for monitoring the implementation of emergency plans and undertake audits on approved developments.

Access construction

8. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

Mud on the road

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

Works affecting the public highway

10. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

RBFRS Informative

11. The applicant's attention is drawn to Royal Berkshire Fire & Rescue Service's comments that access should comply with Section B5 of ADB Volume 1 2019 with additional local requirements below under the Berkshire Act 1986:
Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the nominal requirements stated in the current edition of Approved Document B. The applicant should be made aware of the following amendments:

The minimum carrying capacity for a pumping appliance is 16 tonnes.
The minimum carrying capacity for a high reach appliance is 26 tonnes.
Structures such as bridges should have the full vehicle carrying capacity.

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