

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



Expiry Date: 20 February 2025

Application Number: 250158

Location: Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX

Proposal: Application for non-material amendment to planning permission 223256 to amend the timing triggers of conditions 4 (drainage), 6 (ecological enhancement), 7 (landscaping), 8 (archaeology), 9 (noise impact) and to amend the wording of 10 (CMP)

Recommendation: Approve

Conditions and/or Reasons

1. Alternative condition 4

Prior to the commencement of development hereby permitted (excluding demolition works), a drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved drainage scheme and the approved drainage system scheme shall be provided on the site prior to the first occupation of the development, hereby permitted. The approved drainage system scheme shall then be retained for the lifetime of the development.

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

2. Alternative condition 6

No development shall commence above foundation level until a plan for the provision of ecological permeability and species enhancements on the site is submitted and approved in writing by the local authority. The plan shall be implemented in accordance with the approved details during the construction phase of the development and the mitigation measures of the approved plans shall be retained thereafter.

Reason: To ensure biodiversity is protected and enhanced on site in accordance with Core Strategy policy CP7 and MDD policy TB23.

3. Alternative condition 7

No development shall commence above foundation level until a detailed scheme of soft and hard landscaping, together with a timetable for its implementation and maintenance, is submitted and approved in writing by the local planning authority. All hard and soft landscaping works shall be carried out and maintained in accordance with the approved scheme in line with the approved timetable.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

4. Alternative condition 8

Prior to the commencement of the development (excluding demolition works), a written scheme of archaeological investigation shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved written scheme.

Reason: The site is identified as being of archaeological potential. Investigation is required to allow preservation and recording of any archaeological features or artefacts before disturbance by the development. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25.

5. Alternative condition 9

No development shall commence above foundation level until a noise impact assessment together with a timetable for its implementation, shall be submitted to and approved in writing by the local planning authority. The assessment should be suitable to inform the design of the development hereby permitted and will need to address noise impact in terms of:

i) Existing noise sources and how they may affect the amenity of the occupiers of the site once construction is complete, this is to take into consideration the character of the site and the nearby roads etc, and the impact on the amenity of nearby noise sensitive receptors as a result of the new development, both internal and external spaces, taking into consideration any mechanical noise arising from the use of the proposed development including, but not limited to, kitchen extractor fans.

ii) Details of good design to protect occupiers of the proposed development from noise from existing noise sources, glazing and ventilation of the proposed properties will need to be designed to meet acceptable internal and external noise levels.

The noise assessment should identify a scheme of recommended works, or such other steps as may be necessary to minimise the effects of noise on nearby receptors and on future occupants of the development.

The approved noise scheme resulting from the assessment shall be implemented according to the approved timetable, and approved measures shall be retained thereafter.

Reason: To safeguard the residential amenities of future and nearby residents and the area generally from noise and disturbance. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

6. Alternative condition 10

Prior to the commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the local planning authority.

The CMP shall deal with the treatment of any environmentally sensitive areas, detailing the works to be carried out showing how the environment will be protected during the works. The CMP shall comprise following elements:

- i) the parking of vehicles of site operatives and visitors,
- ii) approach to deliveries, loading and unloading of plant and materials,

- iii) storage of plant and materials used in constructing the development,
- iv) wheel washing facilities,
- v) measures to control the emission of dust and dirt during construction,
- vi) a scheme for recycling/disposing of waste resulting from demolition and construction works,
- vii) Construction working hours;
- viii) A construction communication plan
- ix) An assessment of, and scheme for the management of, noise during the demolition and construction phases. This shall consider the impact on nearby noise sensitive receptors, to include vehicle movement and plant and machinery being used, as well as construction noise and shall detail any mitigation measures required

The approved CMP shall be adhered to throughout the construction period of the development hereby permitted.

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

Informatives

1. The applicant is reminded that all other conditions as outlined within planning permission 223256 remain in force.

Recommendation and conditions/reasons agreed:



Date: 12/02/25

REMEMBER - The earliest date for a decision on this application is: **6 February 2025**