

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 24 October 2025

Application Number: 251827

Location: University Of Reading Library, Shinfield Road, Reading, RG6 6EB

Proposal: Full application for the proposed installation of a new substation, standby generator and associated below ground cabling to serve the Library and Park House, plus removal of end of service life substations to Library and Park House.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - 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).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered/titled:

- XXXXXXXX-TVS-XX-XX-DR-B-XXXX-18001 Rev.A (received 30/07/2025)
- XXXXXXXX-TVS-XX-XX-DR-B-XXXX-18101 Rev.A (received 30/07/2025)
- XXXXXXXX-TVS-XX-XX-DR-B-XXXX-41101 Rev.A (received 13/08/2025)
- XXXXXXXX-TVS-XX-XX-DR-B-XXXX-21002 Rev.A (received 20/08/2025)
- XXXXXXXX-TVS-XX-XX-DR-B-XXXX-21001 Rev.B (received 20/08/2025)
- XXXXXXXX-TVS-XX-XX-DR-B-XXXX-18201 Rev.B (received 29/09/2025)
- Great Crested Newt Statement - EPR - 10th July 2025 (received 30/07/2025)

The development shall be carried out in accordance with the approved details.

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.

3. External materials - The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified on the approved plans/application form unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Landscaping - Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first operational use of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the building(s) first operational use in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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 (and TB06 for garden development).

5. Retention of trees and shrubs - No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Informatives

1. As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition).

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

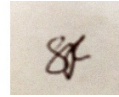
2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

3. 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:

- amended plans being submitted by the applicant to overcome concerns relating to landscaping and planting.

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.

Recommendation and conditions/reasons agreed:

A small, square, light-colored stamp or sticker with a handwritten signature in dark ink, possibly reading 'SF'.

Date: 15.10.25

REMEMBER - The earliest date for a decision on this application is: **11 September 2025**