

Date: 20 September 2024
Application: 241855



WOKINGHAM
BOROUGH COUNCIL

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Development Management &
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Dear Maddie Wild,

PRIOR NOTIFICATION RESPONSE

Application Number: 241855

Site Address: 400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT

Proposal: Prior approval submission for change of use of the ground, 1st, 2nd and 3rd floors to 62no residential dwellings (use Class C3).

Wokingham Borough Council hereby confirm that **prior approval is required and is given** for the proposed development at the address shown above, as described by the description shown above and in accordance with the information that the developer provided to the Local Planning Authority, subject to the following conditions and/or informatives:

Conditions and/or Informatives

1. Time Limit

The development must be completed within a period of 3 years starting with the prior approval date.

Reason: In accordance with the condition outlined in MA.2.(5) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

2. Approved Details

The development shall be carried out in accordance with the following plans and documents submitted as part of this prior approval application:

PD-102 Rev 1 - Proposed Second & Third Floor Plan

PD-301 Rev 1 - Proposed Front Elevation

Received 10th September 2024

PD-101 - Proposed First Floor Plan

Received 27th August 2024

PD-100 - Proposed Ground Floor Plan

PD-003 - Proposed Site Plan

PD-001 - Site Location Plan

PD-303 - Proposed Side Elevations

PD-201 - Proposed Section

PD-302 - Proposed Rear Elevation

Received 19th July 2024

Reason: As prior approval is given based on the submitted plans and information only.

3. C3 use only

Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Reason: In accordance with the condition outlined in MA.2.(6) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

4. Cycle parking details required

Prior to the first occupation of the development hereby permitted, details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] 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: To ensure the transport impacts of the development are acceptable

in accordance with MA.2.(2)(a) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

5. Bin collection area

Prior to the first occupation of the development hereby permitted, details of on-site collection area(s) for refuse and recyclable materials shall be constructed in accordance with details to be submitted to and approved in writing by the local planning authority. The collection areas/ facilities shall be permanently retained as so- approved and used for no purpose other than the temporary storage of refuse and recyclable materials (on collection days only).

Reason: To ensure the transport impacts of the development are acceptable in accordance with MA.2.(2)(a) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

6. Remediation Strategy

No development shall commence on site until a remediation strategy to deal with the risks associated with the contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A site investigation scheme, based on a desk study, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To reduce contamination risks in relation to the building in accordance with MA.2.(2)(b) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

7. Verification Report

Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To reduce contamination risks in relation to the building in accordance with MA.2.(2)(b) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

8. Previously unidentified contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To reduce contamination risks in relation to the building in accordance with MA.2.(2)(b) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

9. Infiltration into the ground

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To reduce contamination risks in relation to the building in accordance with MA.2.(2)(b) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

10. Decommissioning of investigative boreholes

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected, and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason: To reduce contamination risks in relation to the building in accordance with MA.2.(2)(b) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

11. Drainage Scheme

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water, and roof drainage - sealed at ground level have been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: To reduce contamination risks in relation to the building in accordance with MA.2.(2)(b) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

12. Noise Mitigation

Prior to first occupation of the development hereby permitted, the recommendations for glazing and ventilation given in the Noise Impact Assessment by Trace Surveys, document ref. AC20099.01.00

submitted in support of this application on 19/07/2024, must be implemented in full.

Reason: To ensure satisfactory noise attenuation measures are installed in accordance with MA.2.(2)(d) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

Informatives

1. The Environment Agency have not assessed whether consent will be required under their regulatory role and therefore this decision does not indicate that permission will be given by the Environment Agency as a regulatory body. The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. This includes any proposal to undertake work in, over, under, or within 8 meters of the top of the

bank of a designated Main River, called a Flood Risk Activity permit. Please see <http://www.environment->

[agency.gov.uk/business/topics/permitting/default.aspx](http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx)

2. The applicant should be mindful of how this prior approval

should/could be implemented if prior approval application 241853 (submitted under Class AA, Part 20, Schedule 2 of the General Permitted Development Order (2015)) is also approved and implemented at the site.

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 approval 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.

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf](#) ([planningportal.co.uk](#)) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth