

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Barton Willmore, now Stantec
The Blade
Abbey Square
Reading
RG1 3BE

Application No: 230080
Application type: Non Material Amendment

Applicant: RFC Prop Co Ltd

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Minor amendment to conditions 7 (parts b and c), 70, 71, 73 and 80 of planning permission 160199 to allow for Phase 1 single pile implementation (amended)

At: Madejski Stadium Shooters Way Reading RG2 0FL

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 24 April 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: Madejski Stadium Shooters Way Reading RG2 0FL

Application No: 230080

Application type: Non Material Amendment

CONDITIONS & REASONS

AMENDED CONDITION 7

7. Long Term Management, Monitoring and Maintenance

a) Ground Gas

Prior to implementation of the development a management plan shall be submitted to and approved in writing by the Local Planning Authority setting out the:

- Frequency and type of monitoring of ground gases to be undertaken to include on and off site gas migration;
- Frequency and method of reporting the results;
- What remedial actions will be taken in the event of results or readings showing a worsening of earlier readings.

The monitoring, reporting and consequent management of ground gas shall be undertaken in accordance with the approved plan, prior to, during and post construction and until the waste is unlikely to present a hazard to human health, i.e. when monitoring demonstrates that the site Characterisation CS2 has been reached (demonstrated by the results of a minimum of 24 datasets over two consecutive years at this level).

b) Gas Mitigation Measures

Prior to construction of any phase or part of phase a management plan shall be submitted to and approved in writing by the Local Planning Authority. This will set out the:

- Proposed gas mitigation measures for the buildings;
- Type and frequency of monitoring and recording of gas levels within buildings;
- Operations and maintenance procedures, including the method of reporting (including incidents), replacement of mitigation measures, detection systems and the corrective actions which would be implemented in the case of the failure of the identified mitigation measures.

The monitoring, reporting and management shall be undertaken in accordance with the approved plan.

Should detailed design of each phase of the development require changes to the approved management plan then an amended plan shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of a phase.

Date: 24 April 2023



SDV
Assistant Director of Planning, Transport and
Public Protection Services

c) Management Company

(i) Prior to construction of any phase or part of phase details of the company, including their level and type of experience, who will be employed to undertake the monitoring, reporting, management and maintenance requirements in accordance with the plan approved under 7a, shall be submitted to and approved in writing by the Local Planning Authority.

(ii) Prior to the occupation of the first phase, details of the site wide management company, including their level and type of experience, who will have overarching responsibility for the management of the site, including management of the company employed prior to construction as under 7c) (i) above, and who will undertake the ongoing monitoring, reporting, management and maintenance requirements in accordance with the plans approved under 7a and 7b above, shall be submitted to and approved in writing by the Local Planning Authority.

Any subsequent changes of the Management Company shall be submitted to and approved in writing by the Local Planning Authority, one month prior to the change.

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 CS34.

AMENDED CONDITION 70

Groundwater Contamination

70. No development of any phase or part of a phase shall take place until a monitoring plan to protect groundwater quality in the two aquifers below the site has been submitted to and approved in writing by the Local Planning Authority.

a) In order to protect the aquifers under this site, during all phases of the development, groundwater monitoring should be carried out as detailed below:-

(i) Prior to Construction - Carry-out 3 sets of groundwater monitoring of the River Terrace Gravels and plus 2 No. Chalk boreholes at monthly intervals, the last set being at least two months prior to any excavation.

(ii) During ongoing construction of any phase or part of phase - Carry out monthly groundwater monitoring of 4 River Terrace Gravels boreholes close to each phase of construction from the start of excavation and continue until the site surface is resealed by reinstatement of gas resistant membrane and capping layer and placement of the ground floor slab (defined as the end of the construction phase); plus 2 No. Chalk boreholes.

(iii) Post construction - Monthly monitoring from 4 River Terrace Gravel boreholes for 6 months (these 4 boreholes will change depending on the phasing of the development) and

Date: 24 April 2023



SDV
Assistant Director of Planning, Transport and
Public Protection Services

monthly monitoring from 2 No Chalk boreholes for a period of 12 months post completion of the ground slabs.

b) If results of monitoring of the site show a deterioration in groundwater quality above pre-agreed trigger levels (agreed with the Environment Agency) during construction (piling) or post construction (for each of the six phases of the development) this should then trigger the Action Plan in Table 7 - item 11.2.5 of the Environmental Strategy Revision C , dated 7th December 2017. In the event that a significant offsite pollution plume is identified, then hydraulic containment will be required for the impacted aquifer and the monitoring plan should be extended.

Reason: a) This proposed development will be constructed over a landfill site. The geology under the site is complex with aquifers within drift and solid geology. At depth under the whole site is The Chalk (Principal Aquifer). Piling is to be used for this development (approximately 5,100 piles) and we therefore need to protect all aquifers below this site from potential vertical migration of contaminated groundwater and/or leachate. Long term monitoring of this site is required following the details as set out in Chapter 11 of the Environmental Strategy Revision C for the Proposed Redevelopment at Madejski Stadium, dated 7th December 2017.

b) Results of this groundwater monitoring during construction and post construction will trigger implementation of the Action Plan. Hydraulic containment of the aquifer (that could include the pumping of groundwater wells around the site) might be required if significant pollution migrates off-site. Longer term monitoring (longer than a year) will be required should the quality of groundwater deteriorate due to a significant pollution plume.

To protect the groundwater aquifer from pollution in accordance with policy CS34.

AMENDED CONDITION 71

71. No development of any phase or part of phase shall take place until details of proposed trigger values for groundwater monitoring within the underlying aquifers are submitted to and approved in writing by the Local Planning Authority. Each groundwater monitoring well will require an individual trigger value for specific determinants to be agreed. The methodology for calculating the trigger values is detailed in Appendix D of the Environmental Strategy, Revision C dated 7th December 2017. The time frame for submission of these proposed trigger values should be three months prior to commencement of construction.

Date: 24 April 2023



SDV
Assistant Director of Planning, Transport and
Public Protection Services

Reason: this proposed development will be constructed over a landfill site. The geology under the site is complex and at depth under the whole site is The Chalk (Principal Aquifer). In the region of 5,100 piles will be used for this development. We therefore need to ensure that piles do not form preferential pathways for contaminated groundwater and leachate (from the original landfill) to migrate vertically into the underlying aquifers. Details set out in item 11.2.4 of the Environmental Strategy Revision C, dated 7th December 2017 for the Proposed Redevelopment at Madejski Stadium addresses the requirement for trigger values to be set as part of the monitoring programme. Since groundwater is already impacted by landfill leachate each groundwater monitoring well will require an individual trigger value. In accordance with Policy CS34

AMENDED CONDITION 73

73. Prior to development of any phase or part of phase taking place the Environment Agency need to be satisfied that the groundwater dewatering system installed on this site is operational and fit for purpose. The Environment Agency will need to visually inspect the groundwater dewatering system for that phase or part of phase prior to any development taking place on this site. The onsite inspection of the groundwater dewatering system shall be approved in writing by the Local Planning Authority.

Reason: In order to prevent the pollution of groundwater from this development over a landfill where installation of piles could potentially create pathways for leachate and contaminated groundwater to enter aquifers below the site. To protect the groundwater aquifers from pollution in accordance with policy CS34.

AMENDED CONDITION 80

80. Prior to the commencement of development of any phase or part of a phase, excluding first pile foundation of Phase 1, detailed surface water drainage proposals, which align with the general strategic approach identified in Condition 79 above, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. The detailed surface water drainage proposals shall cover:

1. A comparison of existing and proposed impervious areas for the entire development site;
2. A comparison of existing, greenfield and proposed runoff rates and volumes for the 1 year, 30 year and 100 year plus climate change storms;
3. Demonstration of the use of green roofs or a substantiated justification of why they have not been adopted;
4. Demonstration of the use of (vegetated) rills and urban bio- retention features or a justification of why they have not been adopted; and
5. Full construction drawings of the proposed surface water drainage systems.

Date: 24 April 2023



SDV
Assistant Director of Planning, Transport and
Public Protection Services

Reason: This development is located over a landfill with a potential maximum thickness of 13 m of waste. No infiltration drainage that discharges water into the landfill should be used for any Phase of this development and to ensure that there is a sustainable solution to managing flood risk in accordance with Policies CS34 and CS35.

INFORMATIVES

1. This notice relates only to the changes to conditions 7 (parts b and c), 70, 71, 73 and 80 of the substantive planning permission (Ref:160199). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Date: 24 April 2023



SDV

Assistant Director of Planning, Transport and
Public Protection Services