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Our Ref: 220958
Your Ref: PP-11361690-v1

Direct: ☎ 0118 9373625
e-mail: Matthew.Burns@reading.gov.uk

4 January 2023

Your contact is: **Mr Matt Burns, Planning**

Dear Emse,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220958

Application type: Approval of Conditions

Address: Reading Golf Club 17 Kidmore End Road Emmer Green Reading RG4 8SQ

Proposal: Application for approval of details reserved by conditions 25, 26 (Contamination) and 29 (Construction Method Statement) of planning permission ref. 211843

I refer to your Approval of Conditions application as described above.

Condition no. 25 (Contaminated Land Assessment)

Condition no. 25 states the following:

25. No development shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;*
- (ii) an assessment of the potential risks to:*
 - human health,*
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
 - adjoining land,*
 - groundwaters and surface waters,*
 - ecological systems,*
 - archaeological sites and ancient monuments*

The following documents are hereby approved pursuant to condition no. 25:

- Supplementary Ground Investigation Report, prepared by Geo Environmental ref. GE20079/SGIR/OCT21 Version 1.9
- Letter dated 7 May 2021 from Geo Environmental ref. GE19873/GR02/210507
- Letter dated 28 April 2021 from Geo Environmental ref. GE19873/RG01/210428

- Ground Investigation Report, prepared by Geo Environmental ref. GE19428-GIR-DEC20 Version 1.0
 - Phase 1 Contamination Risk Assessment, prepared by Ground and Environmental Services Ltd ref. 12112 Revision 0
- Received by the Local Planning Authority on 30th June 2022

Condition no. 26 (Contaminated Land Remediation)

Condition no. 26 states the following:

26. No development shall commence on site including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The following documents are hereby approved pursuant to condition no 26:

- Supplementary Ground Investigation Report, prepared by Geo Environmental ref. GE20079/SGIR/OCT21 Version 1.9
 - Letter dated 7 May 2021 from Geo Environmental ref. GE19873/GR02/210507
 - Letter dated 28 April 2021 from Geo Environmental ref. GE19873/RG01/210428
 - Ground Investigation Report, prepared by Geo Environmental ref. GE19428-GIR-DEC20 Version 1.0
 - Phase 1 Contamination Risk Assessment, prepared by Ground and Environmental Services Ltd ref. 12112 Revision 0
 - Remediation Strategy and Verification Plan, prepared by Geo Environmental ref. GE20900/RSVP/MAY22 Version 1.0
- Received by the Local Planning Authority on 30th June 2022

Condition no. 29 (Construction Method Statement)

Condition no. 29 states the following:

29. No development shall commence on site, including any works of demolition, until a site-specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles;*
- B. Loading and unloading of plant and materials relating to demolition and construction of the development: areas to be shown on a plan not less than 1:500;*
- C. Storage of plant and materials relating to demolition and construction of the development: areas to be shown on a plan not less than 1:500;*
- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required);*
- E. Wheel washing facilities;*
- F. Measures on-site to control the deposition of dirt/mud on surrounding roads during demolition and construction;*

G. Measures for controlling the use of site lighting whether required for safe working or for security purposes;

H. Method of any piling;

I. Footpath Closures/Road Closures needed during demolition and construction;

J. Traffic Management needed during demolition and construction;

K. Times, routes and means of access into and from the site for demolition and construction traffic and delivery vehicles (including the removal of any associated construction and demolition waste from the site and methods of preventing deposition of materials on the public highway);

L. A commitment to regular meetings with the Council's Streetworks Co-ordinator;

M. A dust mitigation and monitoring scheme during demolition and construction;

N. Measures to control noise including controls on timing of operations (to include quiet periods);

O. Provisions to be made for the control of vibrations coming from the site during demolition and construction

P. Temporary external lighting relating to demolition and construction works;

Q. A scheme for recycling/disposing of waste resulting from the demolition and construction works;

R. Measures to control exposure to contaminated land;

S. Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements

T. Contact details and a "helpline" number should be provided so that problems can be reported and dealt with swiftly.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

The following information has been submitted:

- Vistry Housebuilding Reading Golf Club Construction Method Statement ref. VG-CMS001 Revision A (October 2022)
 - Appendix A - Site Compound Plan - Rev B
 - Appendix B - Site Compound Demolition
 - Appendix C - Close Boarded Fence
 - Appendix D - Steel Fencing Un-sheeted
 - Appendix D - Steel Fencing with Impermeable Sheeting
 - Appendix D - Steel Fencing with Vented Sheeting
 - Appendix E - Gate in Site Hoarding
 - Appendix E - Site Hoarding
 - Appendix F - Sales Images for Hoarding - Rev A
 - Appendix G - No Dig Heras Fencing
 - Appendix H - Site Traffic Management Plan - Rev A
 - Appendix I - Site Segregation Plan
 - Appendix J - Construction Sequencing for Internal Roads
 - Appendix K - Construction Phasing Plan
 - Appendix L - VG-TBT-SHE-013 Dust and Air Quality
 - Appendix M - VG-TBT-SHE-019 Noise and Vibration
 - Appendix N - D2218AMS (Arboricultural Method Statement)
- Received by the Local Planning Authority on 2nd November 2022

The above information is not considered to be acceptable for approval. This is because:

- The Construction Method Statement does not address where the parking will take place once the housing is constructed on the compound area.

- The Construction Method Statement does not address where the loading/unloading will take place once the housing is constructed on the compound area.
- The Construction Method Statement does not address where storage of plant and materials will be located once the housing is constructed on the compound area.
- The Construction Method Statement does not include sufficient detail in relation to control of construction related dust or Institute of Air Quality Management (IAQM) (2014) guidance as specified in section 7.7.2 of the Temple Air Quality Assessment submitted and upon which outline planning permission was granted. The below has been copied from the assessment and where relevant to the site and not already included in the information submitted should be incorporated:

Communication

- *Develop and implement a stakeholder communications plan;*
- *Display the name and contact details of persons accountable on the Site boundary; and*
- *Display the head or regional office information on the Site boundary.*

Management

- *Develop and implement a Dust Management Plan (DMP);*
- *Record all dust and air quality complaints, identify causes and take measures to reduce emissions;*
- *Record exceptional incidents and action taken to resolve the situation;*
- *Carry out regular site inspections to monitor compliance with the DMP and record results;*
- *Increase site inspection frequency during prolonged dry or windy conditions and when activities with high dust potential are being undertaken;*
- *Agree dust monitoring locations with the local authority and instigate monitoring three months in advance of works commencing in the area;*
- *Plan site layout so that machinery and dust causing activities are located away from receptors, as far as possible;*
- *Erect solid screens or barriers around dusty activities or the site boundary at least as high as any stockpile on site;*
- *Fully enclose Site or specific operations where there is a high potential for dust production and the Site is active for an extensive period;*
- *Avoid site run off of water or mud;*
- *Keep site fencing, barriers and scaffolding clean using wet methods;*
- *Remove potentially dusty materials from Site as soon as possible;*
- *Cover, seed or fence stockpiles to prevent wind whipping;*
- *Ensure all vehicles switch off engines when stationary;*
- *Avoid the use of diesel or petrol powered generators where possible;*
- *Produce a Construction Logistics Plan (CLP) to manage the delivery of goods and materials;*
- *Only use cutting, grinding and sawing equipment with dust suppression equipment;*
- *Ensure an adequate supply of water on-site for dust suppressant;*
- *Use enclosed chutes and conveyors and covered skips;*
- *Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use water sprays on such equipment where appropriate;*
- *Ensure equipment is readily available on-site to clean up spillages of dry materials; and*
- *No on-site bonfires and burning of waste materials on-site.*

Demolition

- Incorporate soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust);
- Ensure water suppression is used during demolition operation;
- Avoid explosive blasting, using appropriate manual and mechanical alternatives; and
- Bag and remove any biological debris or damp down such material before demolition.

Earthworks

- Re-vegetate earthworks and exposed areas /soil stockpiles to stabilise surfaces as soon as practicable; and
- Only remove the cover in small areas during work and not all at once.

Construction

- Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless required for a particular process; and
- Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored silos with suitable emissions control systems.

Trackout

- Use water assisted dust sweepers on the Site access and local roads;
- Avoid dry sweeping of large areas;
- Ensure vehicles entering and leaving the Site are covered to prevent escape of materials;
- Record inspection of on-site haul routes and any subsequent action, repairing as soon as reasonably practicable;
- Install hard surfaced haul routes which are regularly damped down;
- Install a wheel wash with a hard-surfaced road to the Site exit where site layout permits; and
- The Site access gate to be located at least 10 m from receptors where possible.

- Most significantly of the above the guidance asks for dust monitoring positions to be agreed with the Local Authority and carried out 3 months in advance of development of the site. Continuous dust monitoring is required for this development, to be positioned at the borders of the site nearest to residential properties. Details of this are required to be included within the Construction Method Statement.
- The Construction Method Statement does not include sufficient detail in relation to control of construction noise. The statement is required to make reference to BS5228:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites. The measures for noise and vibration control from this standard should be included within the statement, including noise monitoring to ensure that target noise levels (worked out from BS5228) are met at the site boundaries near to residential properties. In addition we would expect the developer to apply for a Control of Pollution Act S61 consent to ensure noise from the site is adequately controlled.

The above details are hereby not approved under condition no. 29 and this condition is not discharged.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Yours sincerely

Matt Burns

Mr Matt Burns
Principal Planner

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>