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Our Ref: 220706
Your Ref: PP-11257884-v1
Direct ☎: 01189 372 639
e-mail: Beatrice.Malama@reading.gov.uk

21st September 2022

Your contact is: Beatrice Malama, Planning

Dear Mr. Gough,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220706

Application type: Approval of Conditions

Address: 2-4 Darwin Close Reading RG2 0RB

Proposal: Application for approval of details reserved by conditions 5 (Construction Method Statement), 6 (Detailed land Risk Assessment), 7 (Development protected against the possibility of land gas), and 8 (Land gas remediation scheme) of application 212063

I refer to your application as described above.

Condition 5

As a reminder condition 5 states:

No development shall commence on site 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) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The retention and maintenance (including removal of any graffiti or fly posters) of security fencing around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- h) Provisions to be made for the control of noise coming from the site during demolition and construction;

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

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.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

Condition 6

As a reminder condition 6 states:

No development shall take place until a detailed land gas risk assessment and if considered necessary a site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.

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 EN16 of the Reading local Plan 2019.

Condition 7

As a reminder condition 7 states:

No development shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

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 EN16 of the Reading local Plan 2019.

Condition 8

As a reminder condition 8 states:

The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

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 EN16 of the Reading local Plan 2019.

The following information was submitted:
Desk Study Report part 1 - Ref GE20825/DSR/MAY22
Desk Study Report part 2 - Ref GS-8705123 11-05-22

Covering letter dated 13th May 2022
Received on 16th May 2022

Peter Evans Partnership Ltd - Construction Method Statement v3 dated September 2022
Received on 20th September 2022

The details were reviewed by the case officer, the Senior Environmental Health Officer and the Transport Development Control Manager. The information provided, as described above, is sufficient to fulfil the requirements of Condition 5, 6, 7 and 8 of planning permission 212063. As such, the above documents are hereby approved pursuant to conditions 5, 6, 7 and 8.

The above conditions shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

Beatrice Malama

Beatrice Malama
Planning Officer

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