

Our Ref: SV/222076-01

11th November 2022

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Dear Connie,

MNP has reviewed site investigations provided by HESI and we write to advise on suitability for the discharge of prestart conditions. Relevant reports are;

- HESI Desk Top Study 17590 - July 2022
- HESI Environmental Report 17590 - September 2022
- HESI CSG/17590 Letter Site Investigation 15th August 2022

Planning condition references 5, 6, 7, and 8 relate to matters in the ground. Of these, condition references 5, 6 and 7 require immediate discharge. Condition reference 8 related to a future event, i.e., contamination is found at any time during the actual works.

Condition 5:

5. 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;

MNP can confirm that the site investigation reports listed provide a suite of environmental testing that presents the extent, scale and nature of contamination in accordance with the requirements of Planning Condition 5 and that the reports can be submitted to the LPA and EA as required to close out the planning condition.

The reports conclude that no elevated levels of contamination are recorded within the site area, and that ground water and ground gas risk is not in place. Should any contamination be identified during the works, further consultation and investigation is recommended, as is normal practice. Refer to Condition 8. The additional site investigation works recommended by MNP relate to the design of the foundations and do not preclude the discharge of condition 5.

Condition 6:

6. 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.

REASON: These details are required due to insufficient information being contained within this submission and 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.

MNP can confirm that the site investigations listed conclude that the site is not contaminated, and as such a remediation scheme is not required. The site investigation reports can be submitted to the LPA and EA as required and are expected to be sufficient to close the planning condition. The additional site investigation works recommended by MNP relate to the design of the foundations and do not preclude the discharge of condition 6.

Condition 7:

7. The approved remediation scheme under Condition 6. shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

MNP can confirm that the response to condition 6, i.e., the site is not contaminated, means that a remediation strategy is not required. As such we can recommend that reports can be submitted to the LPA and EA as required to close out the planning condition 7 without additional testing.

Condition 8:

8. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

MNP can confirm that this is not a pre-start condition. Condition 8 shall be discharged at a later date, and only if contamination is found during the works.

We note recent email from PSK relating to the loss of additional site investigation soil samples in laboratory incident. We can confirm that Conditions 5,6 and 7 can be discharged without dependency on the additional laboratory test results. These were to provide information for the design of the building foundations and building control, and were not for planning condition discharge.

Yours Sincerely



STEPHEN VERNON
For Mason Navarro Pledge Ltd