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Our Ref: 220511/APC

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12th May 2022

Your contact is: Connie Davis, Planning

Dear Craig,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220511

Application type: Approval of Conditions

Address: 49a - 51a George Street, Reading, RG1 7NP

Proposal: Application for approval of details reserved by conditions 10 (Risk assessment and remediation strategy) and 15 (SAP and water calculations) of application 191144

I refer to your application as described above.

Condition 10

As a reminder, Condition 10 states:

No development shall commence on site including demolition and any preparatory works, with the exception of the demolition of the single storey storage building within the rear garden, up to the rear boundary of the property (as shown on Drawing no: PL-01, received 21st July 2021), to slab level, 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 Borough Local Plan 2019.

The following information was submitted:

Risk Assessment and Remediation Plan Rev 1 dated 25.03.2022

Received 6th April 2022

The details were reviewed by the case officer and the Reading Borough Council Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 10 of planning permission 191144. As such, this condition is hereby discharged.

Condition 15

As a reminder, Condition 15 states:

No development, other than demolition shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the new dwellings to the rear of the site hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'design stage' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

The following information was submitted:

Building Regulation Compliance Calculation Type: New Build (As Designed) (Flat 5, 49a-51a George Street, Reading, RG1 7NP). Issued on 05/04/2022

Building Regulation Compliance Calculation Type: New Build (As Designed) (Flat 6, 49a-51a George Street, Reading, RG1 7NP). Issued on 05/04/2022

Water Use Calculations. Ref: 22-9173 dated April 2020 prepared by Syntegra Consulting

Received 6th April 2022

The details were reviewed by the case officer. In the absence of contrary information provided by the Reading Borough Council Sustainability Team, it is considered that the information provided is sufficient to fulfil the requirements of

Condition 15 of planning permission 191144. As such, this condition is hereby 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.

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,

Connie Davis

Senior Planning Officer