

Goadsby Planning & Environment
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Frances Martin
Executive Director for Economic Growth
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Civic Offices, Bridge Street,
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Our Ref: 221388

Your Ref: PP-11551166-v1

Direct ☎: 0118 9373248

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Your contact is: Sian Hickey, Planning

Dear Goadsby Planning & Environment,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221388

Application type: Approval of Conditions

Address: The Woodley Arms Ph Waldeck Street Reading RG1 2RF

Proposal: Application for approval of details reserved by condition 13 (Environmental Report Phase I Site Investigation) and 14 (Environmental Report Phase IIA Contaminated Land Investigation) of application 171893 allowed on appeal ref APP/E0345/W/18/3199152

I refer to your application as described above.

Condition 13

As a reminder condition 13 states:

13.No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:

- a) a survey of the extent, scale, and nature of contamination.
- b) the potential risks to:
 - human health.
 - property (existing or proposed) including buildings, pets, woodland and service lines and pipes.

- adjoining land.
- ground waters and surface waters.
- ecological systems; and
- archaeological sites and ancient monuments.

Condition 14

As a reminder condition 14 states:

14.No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is occupied.

The following information was submitted:

Wesson Environmental Phase 1 Site Investigation
Received 16th September 2022

Wesson Environmental Phase II A Contaminated Land Investigation
Received 16th September 2022

Response to Environmental Health Officer dated 19th October 2022

Discovery Strategy
Received 14th November 2022

Remediation Method Statement
Received 14th November 2022

The details were reviewed by the case officer and the Senior Environmental Health Officer. The information provided is sufficient to fulfil the requirements of Conditions 13 and 14 of planning permission 171893 allowed on appeal ref APP/E0345/W/18/3199152. As such, the above documents are hereby **approved** pursuant to conditions 13 and 14.

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

Sian Hickey
Planning Officer