

HTA Design LLP
78 Chambers Street
London
E1 8BL

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 221433

Your Ref: PP-11561900-v1

e-mail: Jonathan.Markwell@reading.gov.uk

17 October 2022

Your contact is: Mr Jonathan Markwell, Planning

Dear HTA Design LLP,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221433

Application type: Approval of Conditions

Address: Wensley Road Reading

Proposal: Discharge of condition 18 a) (contaminated land validation report) of planning permission 200122, as granted on 16/12/2020 (wording of condition amended by 221434 on 14/10/2022)

I refer to the above application to discharge planning permission condition 18 a) and respond as follows:

Condition 18 a)

The contaminated land validation report details, in relation to the post demolition intrusive investigation and the removal of soils from a reduced dig at the site, as shown on the following:

Interim Verification Report for the land at Wensley Road, Reading, Berkshire, RG1 6DR on behalf of Glenman Corporation Limited by Geo- Environmental Services Ltd, Ref GE19855/INTVR/SEP22 Version 1.0, dated 12/09/2022, as received 23/09/2022

are approved pursuant to condition 18 a).

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Informative: The Council's Senior Environmental Health Officer advises that, in relation to your future submission in relation to the discharge of condition 18 b), a significant part of the validation is still to take place. In practice, whilst noting that the condition requires details to be submitted prior to first occupation (which still stands), in practice it is strongly advised that details should be submitted and

sought to be approved prior to the completion of the soft landscaping to enable any problems to be rectified. It is further advised that still to be completed is the validation of which areas of soft landscaping still have made ground present, and in such areas a suitable cover system as specified in the remediation strategy, to be installed.

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

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer