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Frances Martin
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Our Ref: 220343

Your Ref: PP-11107077-v1

Direct ☎: 01189 372 639

e-mail: Beatrice.Malama@reading.gov.uk

13th May 2022

Your contact is: Beatrice Malama, Planning

Dear Amir,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220343

Application type: Approval of Conditions

Address: Great Brighams Mead Vastern Road Reading RG1 8DJ

Proposal: Application for approval of details reserved by conditions 3 (nature and extent of contamination), 4 (remediation scheme) and 5 (validation report) of application 210567 (amended description).

I refer to your application as described above.

Condition 3

As a reminder condition 3 states:

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;

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.

Condition 4

As a reminder condition 4 states:

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.

Condition 5

As a reminder condition 5 states:

The approved remediation scheme under Condition 4 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.

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:

Appendix A Methodology for Assessment of Land Contamination (England)

Appendix B Site Walkover

Appendix C Envirocheck report

Appendix D Historical and Recent borehole logs

Appendix E Zetica UXO Risk Map

Appendix F Linesearch before You Dig Information

Appendix G Table of Estimated Risk

Appendix H EA Response Letter

Appendix I Essential Guidance for Report Readers

Received 15th March 2022

Great Brighams Mead, Reading - Ground Conditions Assessment Main Report
Received on 27th April 2022

Additional information submitted by the agent via email received by the Local Planning Authority on Wed, 4 May 2022 at 15:16.

The details were reviewed by the case officer and the Senior Environmental Health Officer. The information provided is sufficient to fulfil the requirements of Condition 3, 4 and 5 of planning permission 210567. As such, the above documents are hereby approved pursuant to conditions 3, 4, and 5.

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
MJB