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Our Ref: 220022
Your Ref: PP-10497405-v1

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25 May 2022

Your contact is: Mrs Alison Amoah, Planning

Dear Tim,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220022

Application type: Approval of Conditions

Address: Green Park Village - Phase 4 1 Longwater Avenue Reading

Proposal: Application for approval of details reserved by Condition 48 (Piling approvals) for application 10/01461/OUT (102172)

Thank you for your application for discharge of condition 48 for Phase 4 of planning permission 10/01461/OUT (102172) as amended by non-material amendment permission 172236.

The condition states:

"Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater."

In the Environment Agency's (EA) consultation response with regard to 180968 (discharge of condition 48 of Phases 3 & 5) they stated that *"The proposal to use vibro-stone columns within Phase 4 has a caveat that the termination depth has not been finalised. We therefore need reassurance that piling (using this method) will not penetrate into the top of the Lambeth Group."*

As background, the submitted Piling Risk Assessment provides the base line data and under paragraph 8.2 it states:

"As part of the most recent ground investigation undertaken by Ramboll in 2017, no contaminants of concern were identified in the site soils in relation to human health. Notwithstanding this risks will be further reduced as the land will be raised with approximately 2 m of imported material thus breaking the direct contact, ingestion of soil and inhalation of dust pathways from Made Ground at the site to human health."

At paragraph 8.2.1 it states that *"Phase 4 of the GPV development will comprise residential housing with gardens, areas of soft landscaping and associated infrastructure. Within the phase ground levels are proposed to be raised by approximately 2 m using imported material compliant with the Ramboll Specification for Earthworks."*

Paragraph 8.4.2 states that *"Within Phase 4 the foundation methodology is proposed to comprise vibro-stone columns that will terminate within the River Terrace Deposits. At this stage the termination depth has not been finalised, however, this is anticipated to be at a similar depth to Phase 3 at approximately 4.0 m below land raise level ~36.2mAOD."*

The land raising condition (27, under app ref: 191999) was discharged for Phases 3B1, 3B2 and 4 and the finished levels drawings show all slab levels to be no lower than the 40.2m defined in the original FRA.

The approved gas risk assessment approved under condition 42 of Phase 4 (192001) confirms landfill of between 1.5 to 2.0m.

Notwithstanding, that no consultation response has been received from the EA, the Local Planning Authority are satisfied that the information submitted, demonstrates that that vibro-columns would not penetrate within top of the Lambeth Group as required by the EA.

The following documents are therefore approved:

Condition 48 - Piling

- Foundation Works Risk Assessment (Phases 1-5), document ref: 1620000492/RPT/006 Rev R02, dated 8/7/2017, prepared by Ramboll, received 7th January 2022
- Design Calculations Vibro Ground Improvement, prepared by Roger Bullivant, dated 10/10/19, received 17th January 2022

In order to discharge the conditions, the development must be carried out 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.

Yours sincerely

A. Amoah

Mrs Alison Amoah
Principal Planning Officer