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6th October 2022

Your contact is: Connie Davis, Planning

Dear Mr M Arnold,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211942

Application type: Approval of Conditions

Address: 43 London Street, Reading, RG1 4PS

Proposal: Application for approval of details reserved by conditions 15, 23, 24, 27, 33, 34 of application 191043

I refer to your application as described above.

Condition 15

As a reminder, Condition 15 states:

No development shall commence on site, including any works of demolition, until a site-specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;*
- b) Location on site for storage of plant and materials used in constructing the development;*
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;*
- d) Identification of any footpath closures or road closures needed during construction;*
- e) Required wheel washing facilities on site;*
- f) A scheme for recycling waste resulting from the construction works.*

- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;*
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;*
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;*
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.*

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: *These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.*

The following information was submitted:

Construction Method Statement, Revision 3, Dated 12/08/2022

Received 12th August 2022

The details were reviewed by the case officer and Reading Borough Council Transport Officer and Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 15 of planning permission 191043. As such, this condition is hereby discharged.

Condition 23

As a reminder, Condition 23 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.*

The following information was submitted:

Ground Investigation Report MSH/21.173/Rev01 dated 7th July 2022

Received 15th July 2022

The details were reviewed by the case officer and Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 23 of planning permission 191043. As such, this condition is hereby discharged.

Condition 24

As a reminder, Condition 24 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.*

The following information was submitted:

Ground Investigation Report MSH/21.173/Rev01 dated 7th July 2022

Received 15th July 2022

The details were reviewed by the case officer and Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 24 of planning permission 191043. As such, this condition is hereby discharged.

Condition 27

As a reminder, Condition 27 states:

Land Gas measures shall be undertaken as follows:

a. Site investigation:

No development shall take place until a detailed land gas site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.

b. Remediation scheme to be submitted:

No development shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

c. Implementation of Approved Remediation Scheme:

The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

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 due to the presence of land gas, in accordance with Policy EN16 of the Reading Borough Local Plan 2019.*

The following information was submitted:

Ground Investigation Report MSH/21.173/Rev01 dated 7th July 2022

Received 15th July 2022

The details were reviewed by the case officer and Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 27 of planning permission 191043. As such, this condition is hereby discharged.

Condition 33

As a reminder, Condition 33 states:

No development shall commence on site until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which will have been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON: *These details are required due to insufficient information being contained within this submission and because the site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, Policy EN1 and EN2 of the Reading Local Plan 2019.*

The following information was submitted:

A Written Scheme of Investigation for Stage 2 Mitigation, prepared by AOC Archaeology Group, dated April 2022

Received 21st July 2022

A Written Scheme of Investigation for an Archaeological Evaluation, prepared by AOC Archaeology Group, dated December 2021

Received 8th February 2022

The details were reviewed by the case officer and Officers at Berkshire Archaeology. It is considered that the information provided is sufficient to fulfil the requirements of Condition 33 of planning permission 191043. As such, this condition is hereby discharged.

Condition 34

As a reminder, Condition 34 states:

Notwithstanding the shopfront details and new entrance to the D1 unit hereby submitted, no development shall commence on site until detailed plans and elevations at a minimum scale of 1:20 of the ground floor shopfront and entrance onto London Street have been submitted to and approved in writing by the Local Planning Authority. These details shall include window frames, stall risers, fascia and mullions along with material and finish details. Thereafter, the shopfront and new entrance to the D1 unit shall be implemented fully in accordance with these approved details prior to first occupation of the development hereby approved.

REASON: *In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.*

The following information was submitted:

Shopfront Drawings - 5286-BAL-BA-00-DR-A-07-0001 Rev P2

Received 15th July 2022

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 34 of planning permission 191043. 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