

Our Ref: 181866

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Your
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James Overall, Planning

Dear Mr. Dawson,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 181866/APPCON

Application type: Approval of Conditions

Address: 28 Wokingham Road

Proposal: Application for Discharge of condition 7 (CMS), Condition 8, 9 & 10 (Contamination), Condition 12 (Control of Noise & Dust), Condition 15 (Landscaping), Condition 17 (Swift Bricks) and Condition 18 (Materials) relating to the planning permission 150325 I write in reference to the discharge of planning conditions at the above site.

Condition 7 - Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for:

- (a) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1:500.
- (b) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500.
- (c) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500.
- (d) The erection and maintenance of security hoarding/scaffolding if required.
- (e) Wheel washing facilities.
- (f) Measures on site to control the deposition of dirt/mud on surrounding roads during construction.
- (g) Footpath Closures/Road Closures needed during construction.
- (h) Traffic Management needed during construction.
- (i) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of

preventing deposition of materials on the public highway).

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies documents Policy DM12.

The Transport department confirm that criteria (a) to (i) have been satisfactorily met and the submitted Construction Method Statement received on 10th January 2019 is considered acceptable for the purpose of discharging condition 7.

Further to this the Environmental Health team have confirmed that from their perspective, this condition can be discharged.

This condition can be discharged as a result of the submitted statement titled "Construction Management Statement" received on 26 October 2018.

Condition 8 - Contamination Assessment to be submitted

No development shall take place until an assessment of the nature and extent of contamination has been submitted to and 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 extend, 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: 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 and to comply with Policy CS34 (Pollution and Water Resources).

Phase 1 desk study and a phase 2 intrusive survey has been carried out. There were a number of contaminants of concern relating to asbestos and to the former use of the site as a petrol filling station. A number of recommendations are made in section 8 through from pre-demolition, during demolition and remediating the site. Conditions 8 can be discharged

This condition can be discharged as a result of the submitted reports titled "Phase 1 Environmental Investigation" and "Phase 2 Environmental & Geotechnical Investigation" received on 29 October 2018.

Condition 9 - Remediation Scheme to be submitted

No development shall take place 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 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 Environment Protection Act 1990 in relation to the intended use of the land after remediation.

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 and to comply with Policy CS34 (Pollution and Water Resources).

Phase 1 desk study and a phase 2 intrusive survey has been carried out. There were a number of contaminants of concern relating to asbestos and to the former use of the site as a petrol filling station. A number of recommendations are made in section 8 through from pre-demolition, during demolition and remediating the site. Condition 9 can be discharged.

This condition can be discharged as a result of the submitted reports titled “Phase 1 Environmental Investigation” and “Phase 2 Environmental & Geotechnical Investigation” received on 29 October 2018.

Condition 10 - Remediation Scheme to be complied with and validation report submitted

The 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 construction of the development.

Reason: To ensure the development is suitable for its end use and the wider environment, does not create undue risks to occupiers of the site or surrounding areas and to comply with Policy CS34 (Pollution and Water Resources).

The validation report will need to be submitted upon completion of the recommendations (remediation strategy) of the phase 2 report (Terramech, April 2018, ref 4008/18) in order for condition 10 to be discharged.

This condition requires a validation report to be completed and submitted to show that the works are completed and no pollutant linkages exist. This validation report cannot be completed until the remediation works are completed, which is likely to be around completion of the development. As such this condition cannot be discharged.

Condition 12 - Noise and Dust

No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site.

On 16th July 2019, the Environmental Health department confirmed that the information provided for noise and dust control measures is acceptable and the condition can be discharged.

This condition can be discharged as a result of the statement titled “Control of Noise and Dust” received on 1 April 2019.

Condition 15 - Landscaping Details to be submitted

The dwellings hereby approved shall not be occupied until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. Landscape details shall include:

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants and trees, to include large canopy, native and wildlife friendly species, and species likely to prove adaptable to climate change, noting species, planting sizes and proposed numbers/densities, in appropriate locations
- Trees planted adjacent to Wokingham Road
- Details of tree pits
- Details of sustainable drainage and irrigation systems such as rain gardens, and temporary pools and swales
- Implementation timetables
- Specifications for fencing demonstrating how hedgehogs and other wildlife will be able to continue to travel across the site (e.g. fences slightly raised above ground level)
- Permeable hard surfaces

Reason: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design and to comply with Reading’s Core Strategy Policy CS36 (Biodiversity and Geology) and paragraph 1, 99 and 109 of the NPPF.

After consultation with the Natural Environment team, it has been confirmed on 24th April 2019 that the submitted documentation is considered acceptable for the discharge of condition 15 relating to landscaping.

The ecology department have also confirmed that there are no objections with discharging condition 15.

This condition can be discharged as a result of the statement titled “Control of Noise and Dust” received on 1 April 2019.

This condition can be discharged as a result of the submitted plan titled “Hard and Soft Landscaping Proposals” (Drawing number: 1280-16a) received on 1 April 2019.

Condition 17 - Biodiversity Details to be submitted

The dwellings hereby approved shall not be occupied until details of biodiversity enhancements, to include eight swift bricks installed under the eaves of the new building has been submitted and approved in writing by the council. The bricks shall thereafter be installed as agreed.

Reason: To comply with Policy CS36 of the core strategy and Paragraphs 109 and 108 of the NPPF.

On 3rd April 2019, the Environmental Health department confirmed that the applicant has submitted a revised "Location of Swift Bricks" drawing including the number, type and location of swift brick to be installed. This information was considered to be sufficient for the discharge of condition 17, and therefore no objections were raised.

This condition can be discharged as a result of the submitted plan titled "Location of Swift Bricks" (Drawing number: D1280-17a) received on 1 April 2019.

Condition 18 - Material Details to be submitted

No development shall take place until details of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: As no details have been submitted and in the interests of the visual appearance of the building and the area. Core Strategy Policy CS7 (Design and Public Realm).

The proposed materials will utilise colours and materials which will respect the character of the surrounding area, and as such these are considered to be acceptable for the purposes of discharging condition 18.

The materials will be as follows:

- External facing brick walls - "Colchester Blend" Red facing bricks in natural mortar
- Roof tiles - Blue/Black natural Spanish slate with match hip and ridge tiles
- Fascia's and verge's - White UPVC
- Windows - White UPVC vertical sliding sash double glazed
- Doors and entrance glazing - White UPVC insulated security door sets
- Guttering and rainwater downpipes - black UPVC
- Pathway - 50mm "Tegular" multi red block paving
- Driveway - Black tarmacadam laid to cross falls
- Patio Paving - Buff Riven paving slab

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,

J. Overall

Mr James Overall
Senior Planning Officer