

MEMO

Project name **Station Hill, Reading – Phase 2**
 Project no. **1620004716**
 Client **Lincoln MGT**
 Memo no. **Planning – 001**
 Version **01**
 To **c/o Joel Hallam (Cast) and Don Messenger / Victoria Orbart (DP9)**
 From **Mark Nevill/Matthew Pannett**
 Copy to **Ramboll project team**

Station Hill, Reading

Date 09/11/2021

This memo provides a response to questions and queries raised on planning conditions 10, 11 and 32 by Reading Borough Council. For ease of reference, the questions and queries (Q) are presented below and Ramboll's answers (A) are in blue text.

Condition 10, Application Number: 211642, Comments from Rebecca Moon, ref EP/719107, 3rd November 2021

Q. Clarification is required regarding what the no dig layer in the soft landscaped areas will comprise in order to prevent misunderstanding at validation stage.

A. The no dig layer would typically comprise a nominal thickness of granular material (approx. 0.1m) and a bright geotextile membrane. This would be placed at the base of subsoil and topsoil required by the landscape design.

Q. Further investigation of potential contamination is proposed following demolition of the NCP car park. Information regarding the outcome of this further investigation must be provided as part of the validation report.

A. A further investigation was completed in September 2021; Ramboll is currently assessing the results and will issue an update in due course. The information will also be included in the validation report as requested.

Condition 11, Application Number: 211651, Comments from Rebecca Moon, ref: EP/720175, 4th November 2021

Q. The ground gas risk assessment states: "Further investigation and consideration of the vapours risk should be undertaken following demolition of Xafinity House in the area of proposed residential development, which currently lacks significant site investigation, and in the area of the multi-storey car park where hydrocarbons were encountered in soils and groundwater." The car park element of this applies to phase 2. Could the outcome of this further investigation lead to additional requirements for the ground gas protection e.g. provision of a hydrocarbon resistant membrane? If so this needs to be accounted for in the gas remediation strategy.

Ramboll
 240 Blackfriars Road
 London
 SE1 8NW
 United Kingdom

T +44 20 7808 1420
<https://uk.ramboll.com/environment-and-health>

Ramboll UK Limited
 Registered in England & Wales
 Company No: 03659970
 Registered office:
 240 Blackfriars Road
 London
 SE1 8NW

A. Further investigation for the NCP car park has been completed by Sweco (September 2021) and more data will be collected following demolition and remediation of the hotspots. Current data does not show a need for a hydrocarbon membrane as the contaminant concentrations are below GACs (generic assessment criteria) for the volatilisation pathway into buildings. This is mainly because the hydrocarbons detected are a relatively heavy range and not especially volatile. The recent 2021 investigation is consistent with the findings of Ramboll's 2019 investigation which also did not show the need for a hydrocarbon membrane. Although not expected to change, the final assessment of vapour membranes will be confirmed in the validation report. Should the situation change, Ramboll will notify the Council before issuing the validation report.

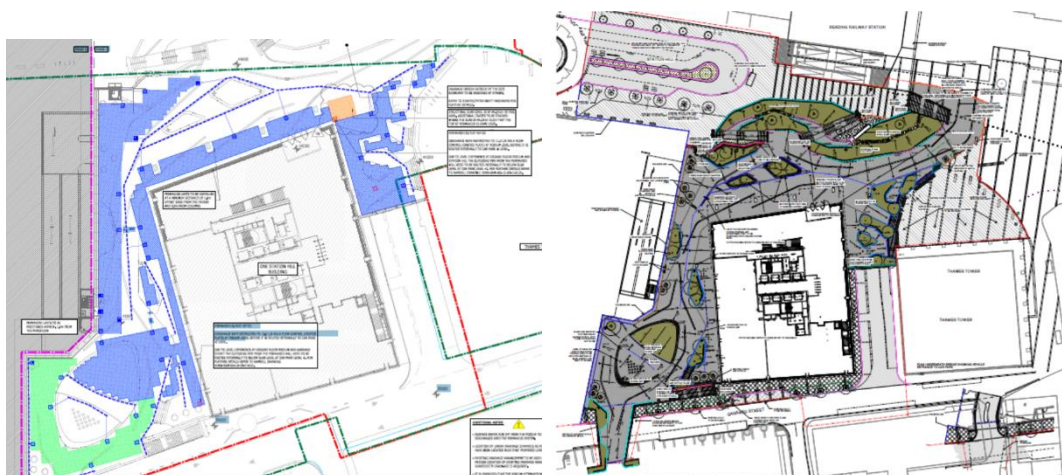
Q. Two options are presented for mitigation for characteristic situation 2 and the covering letter states that the building design incorporates this, however it needs to be confirmed which of the two options it incorporates.

A. The building design currently assumes gas mitigation will be installed, but the final decision on what method has not yet been chosen. Ramboll's submission to the Council on 7th June 2021 also states that the need for gas mitigation measures could be re-evaluated following remediation and demolition work as the likely source of ground gas will be removed (i.e. potential to reduce the gas characteristic situation of the site). Although it is not possible to be conclusive at this time, the Client is committed to installing appropriate gas mitigation measures. If further assessment of ground gas is undertaken it will be discussed with the Council before any changes to the mitigation is made.

Condition 32, Application Nos: 211534, 211549, 211642, 211640, Comments from Sarah Hanson, 2 November 2021

Q. The drainage strategy on this site is complex due to the differing levels and hence extremely difficult to fully appreciate. I will have to assume that the applicant's drainage engineers and landscapers have liaised to ensure that no conflict occurs, i.e. that the proposed drainage strategy will not compromise the landscaping as shown on approved landscaping plans and on detailed landscape plans/details submitted under 211641/APC.

The permavoid crates are proposed in locations of tree planting so it is necessary to seek confirmation of the depth of these under ground (under the ground level at which the trees will be planted where not in raised beds) to ensure that sufficient depth is available for the trees. A comparison the and the approved Landscape GA plan T03 is below to visual the potential issue:



A. The drainage strategy has been developed in collaboration with the landscape Architect and coordinates with the plans / details submitted under 211641/APC; the podium planting and paving levels, including channels and gullies, have been developed to avoid any conflicts. At ground level (effectively Garrard Street) the attenuation tanks are within the footprint of One Station Hill and so do

not create a conflict with any in-ground trees provided as part of the external landscape proposals. Extract from SHRN-RAM-BG-LG-DR-C-0121 below illustrates this relationship with the building and highway:

