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Our Ref: 210723/APC

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21th July 2021

Your contact is: Connie Davis, Planning

Dear David,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210723

Application type: Approval of Conditions

Address: 49a - 51a George Street, Reading, RG1 7NP

Proposal: Application for approval of details reserved by conditions 3, 4, 9 and 10 of planning permission 191144

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No development, other than demolition, shall commence for any phase of the development until a schedule of the materials to be used in the construction of the external surfaces of that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved 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 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:

Materials Specification

Received 10th May 2021

The details were reviewed by the case officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 3 of planning permission 191144. As such, this condition is hereby discharged.

Condition 4

As a reminder, Condition 4 states:

No development shall commence on site for any phase of the development, 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.*
- k) Phasing arrangements for the proposed development*

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

Received 10th May 2021

The details were reviewed by the case officer and Reading Borough Council Transport and Environmental Health Officers. It is considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 191144. As such, this condition is hereby discharged.

Condition 9

As a reminder, Condition 9 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 Borough Local Plan 2019.

The following information was submitted:

Preliminary Investigation Ground Report prepared by Southern Testing dated 18th January 2021, Report Issue 1

Received 10th May 2021

The details were reviewed by the case officer and Reading Borough Council Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 9 of planning permission 191144. As such, this condition is hereby discharged.

Condition 10

As a reminder, Condition 10 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 Borough Local Plan 2019.

The following information was submitted:

Preliminary Investigation Ground Report prepared by Southern Testing dated 18th January 2021, Report Issue 1

Covering letter dated 5th May 2021 prepared by David Billington

Received 10th May 2021

The details were reviewed by the case officer and Reading Borough Council Environmental Health Officer. Some contaminants were found above the guideline values for the proposed use therefore a remediation plan will be required. Some information has been submitted with the letter stating that no remediation plan is required because the contaminant pathways will be broken however this will need to be formally set out in the form of a risk assessment and details of the capping depths and any marker layers that may be proposed or any removal of contaminant hot spots that may be proposed in order to confirm that the risks will be acceptably controlled. The remediation plan will also need to allow for any proposed additional sampling that will take place following demolition. As such, Condition 10 of planning permission 191144 is hereby **not** 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.

Please contact me on the number above if you have any further queries.

Yours sincerely,

Connie Davis

Senior Planning Officer