



Mr Ehsan Ul-Haq
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Our Ref: 201451/APC

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19th April 2021

Your contact is: Connie Davis, Planning

Dear Mr Ul-Haq,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201451

Application type: Approval of Conditions

Address: Plots between 4-8 Norfolk Road, Reading, RG30 2EE

Proposal: Application for approval of details reserved by conditions 3, 4, 10, 11, 12 and 13 of application 171407

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

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 and been approved in writing by the local planning authority. The development shall be carried out using only the approved materials.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7

The following information was submitted:

Drawing No. 11-02 Rev P1

Received 15th October 2020

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 171407. As such, this condition is hereby discharged.

Condition 4

As a reminder, Condition 4 states:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for: (delete where inappropriate)

- 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*
- location on site for storage of plant and materials used in constructing the development*
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site*
- any footpath closures or road closures needed during construction*
- wheel washing facilities on site*
- a scheme for recycling waste resulting from the construction works*

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: 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 DM12.

The following information was submitted:

11-03 Rev P1

Received 8th March 2021

Construction Management and Method Statement dated 13th October 2020 Ref. 268 MS-P3

Received 15th April 2021

The details were reviewed by the case officer and Reading Borough Council Transport Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 171407. As such, this condition is hereby discharged.

Condition 10

As a reminder, Condition 10 states:

No development shall take place 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: 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 CS34

The following information was submitted:

Shallow Soil Assessment prepared by Reports 4 Planning - Report Ref. 21SI4615CW.
Report dated February 2021

Received 1st March 2021

Preliminary Contamination Risk Assessment prepared by Reports 4 Planning - Report 19CLR4615CW. Report dated 28th November 2019

Received 22nd December 2020

The details were reviewed by the case officer and Reading Borough Council Environmental Protection Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 10 of planning permission 171407. As such, this condition is hereby discharged.

Condition 11

As a reminder, Condition 11 states:

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 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: 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 CS34.

The following information was submitted:

Shallow Soil Assessment prepared by Reports 4 Planning - Report Ref. 21SI4615CW.
Report dated February 2021

Received 1st March 2021

Preliminary Contamination Risk Assessment prepared b Reports 4 Planning - Report 19CLR4615CW. Report dated 28th November 2019

Received 22nd December 2020

The details were reviewed by the case officer and Reading Borough Council Environmental Protection Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 11 of planning permission 171407. As such, this condition is hereby discharged.

Condition 12

As a reminder, Condition 12 states:

The approved 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) shall 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 and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

The following information was submitted:

Shallow Soil Assessment prepared by Reports 4 Planning - Report Ref. 21SI4615CW.
Report dated February 2021

Received 1st March 2021

Preliminary Contamination Risk Assessment prepared by Reports 4 Planning -
Report 19CLR4615CW. Report dated 28th November 2019

Received 22nd December 2020

The details were reviewed by the case officer and Reading Borough Council Environmental Protection Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 12 of planning permission 171407. As such, this condition is hereby discharged.

Condition 13

As a reminder, Condition 13 states:

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

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site in accordance with Policy CS34 and Policy DM4

The following information was submitted:

Construction Management and Method Statement dated 13th October 2020 Ref. 268 MS-P3

Received 15th April 2021

The details were reviewed by the case officer and Reading Borough Council Environmental Protection Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 13 of planning permission 171407. 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
Planning Officer