

Mr. Jonathan Markwell, Principal Planning Officer,
Reading Borough Council,
Civic Offices,
Bridge Street,
Reading,
RG1 2LU.

5th May, 2020

Dear Mr. Markwell,

Re: Land Adj. 94 George Street, Reading, RG1 7NT – Application under Section 96A of the Town and County Planning Act 1990 (as amended) to make a non-material amendment to permission 180798 (granted 9th May, 2019) to vary the wording of condition 12 regarding remediation validation report.

Further to our conversation on email, I am writing with regards the above-mentioned scheme for which we are the main contractor. We wish to formally apply to vary condition 12 of permission 180798 from (consented):

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.

To (amended):

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 occupation of the development.

We acknowledge and understand the requirement for this condition but request that the timescale for its approval is amended to reflect the requirements of the Remediation Strategy (George Street_RBC_Remediation Scope_Issue 1), which has recently been approved by Reading Borough Council for planning condition 11 of the same consent.

In particular, we would refer you to page 1 of the Remediation Strategy, which sets out the principal elements. These include:

- Excavation and removal of a minimum of 600 mm of soil across future soft-cover areas;
- Disposal of soils to a suitably licensed waste facility;



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- Installation of a geomembrane at the bases and sides of the excavations to act as a warning / separation layer;
- Reinstatement with suitable imported material; and
- Installation of gas / vapour protection measures.

In order for the validation report to be produced the above works need to be undertaken and completed. However, it is not possible to complete these items until construction has commenced. For example:

1. The installation of geomembrane at the bases and sides of the excavations can only take place when the areas have been excavated.
2. The installation of the gas/vapour protection measures, which include a gas membrane, can only take place following the foundation and slab installation.
3. The removal of 600mm of soil and reinstatement with a suitable imported material will take place during soft landscaping works, which will only be completed at the end of the construction process.

We would therefore respectfully request that the wording of condition 12 is amended from *prior to construction* to *prior to occupation*, to allow timely commencement and delivery of the development in line with the validation requirements and construction programme.

Please also find enclosed the following:

1. Completed application form
2. WSP Remediation Strategy (approved for condition 11)

If you require any further information, please do contact me on 07841 024 603 or ssutherland@nfchomes.co.uk.

Many thanks for your ongoing assistance.

Best wishes,

Yours sincerely,



Sandy Sutherland,
Associate Director,
NFC Homes Limited
Co. Reg. No. 06801351



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