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Frances Martin
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Our Ref: 180948

Your Ref: PP-07029542

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4 March 2020

Your contact is: Mrs Alison Amoah, Planning

Dear James,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 180948

Application type: Approval of Conditions

Address: Green Park Village Longwater Avenue Reading RG2 6AB

Proposal: Discharge of condition 42 for Phase 5 of planning permission 10/01461/OUT (102172)

Thank you for your application for discharge of condition 42 for Phase 5 of of planning permission 10/01461/OUT (102172) as amended by non-material amendment permission 172236.

As the condition is a pre-commencement condition and Phase 5 has been under construction for some time, and this condition relates to below ground works with respect to risk assessment and remediation, it is not possible to formally discharge this condition. **It is confirmed, however, that no enforcement action will be taken in this regard.**

With respect to contamination and groundwater had the information been submitted at the correct time the Environment Agency confirmed that the information would have been acceptable, based on confirmation (by email from the applicant received 14th October 2019) that no piling was used in the construction of the houses and apartments in this phase.

With respect to land gas the Environmental Protection and Nuisance Team confirmed that the information submitted showed that during the site investigation elevated land gas was found on site. They also set out that an unusual method was used to protect against ground gas ingress which did not follow guidance, i.e. reliance on a high rate of subfloor ventilation to protect occupants without

fitting a gas proof membrane. Work had already progressed too far on this Phase and Phase 3A and 3B1 by the time the NHBC identified that the properties were not protected by a gas proof membrane. However, they took a pragmatic view as they considered the risk to be low and agreed to allow the methodology to be used provided that verification be supplied in the form of as built ventilation details as per the stated specification - a minimum 0.25m depth of void space below the beam and block floor, with minimum external ventilation of 3,000 mm²/m. Failing that gas monitoring in the void space will be required.

Although by the time of submission of this discharge of condition application, work had progressed past the point at which condition 42 should have been discharged, the risk to future occupants is considered to be low and therefore can be accepted in this instance.

The following documents were reviewed:

Condition 42 - Contamination

- Asbestos Management Plan Green Park Village Phase 5, dated 10/Aug/16, Document ref: 1620000492-GPV-P5-AMP, Rev R2, prepared by Ramboll UK Ltd, received 18th July 2018
- Remediation Area Plan Phase 5A Asbestos, received 18th July 2018
- Ground Contamination Interpretative Report, dated 8/3/16, Document ref: 1620000482/RPT/003 Rev R01, prepared by Ramboll UK Ltd, received 18th July 2018
- Ground Contamination Interpretative Report Phase 5, dated 2/6/17, Document ref: 1620000482/RPT/014, prepared by Ramboll UK Ltd, received 18th July 2018
- Ground Investigation Report, dated 4/1/17, Document ref: 1620000482/RPT/002, prepared by Ramboll UK Ltd, received 18th July 2018
- Technical Note: Phase 5 Investigation Findings and Remedial Options, dated 10/8/16, Document ref: 1620000482/TN/003 Rev 5, prepared by Ramboll UK Ltd, received 18th July 2018
- Phase 5 Enabling Works Verification Report, dated 11/10/17, Document ref: 1620000482/RPT/011 Rev R01, prepared by Ramboll UK Ltd, received 18th July 2018
- Ground Gas Risk Assessment, dated 5/1/18, Document ref: 1620000482/RPT/016 Rev R01, prepared by Ramboll UK Ltd, received 10th September 2019
- Technical Note: Ground Gas Protection Requirements for Phase 3B1, Phase 4 and apartments in Phase 3B1 & Phase 5, dated 6/3/18, Document ref: 1620000482/TN/010, prepared by Ramboll UK Ltd, received 10th September 2019

Yours sincerely

A. Amoah

Mrs Alison Amoah
Principal Planning Officer