

DP4815

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DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700

facsimile 020 7004 1790

www.dp9.co.uk

Stephen Vigar
Planning Section
Directorate of Economic Growth and Neighbourhood Services
Reading Borough Council
Civic Offices
Level 1 North
Bridge Street
Reading
RG1 2LU

Dear Mr Vigar,

PLOT E, FRIAR STREET AND GARRARD STREET, READING, RG1 1DX

APPROVAL OF DETAILS RESERVED BY CONDITION 27 (A-C) OF APPLICATION 190442

On behalf of our client, SH Reading Master LLP (the “Applicant”), we herewith enclose an application for the partial discharge of Condition 27 Parts A-C attached to planning permission ref. 190442, in respect of details of contamination.

Approval Sought

Condition 27 requires:

“No development (other than demolition above existing ground floor, or existing basement floor slab level) shall commence until a scheme that includes the following components to deal with the risks associated with contamination of the site (whether or not it originates from the site has been submitted to and approved in writing by the Local Planning Authority:

(a) A preliminary contaminated land risk assessment which has identified:



- *All previous uses*
 - *Potential contaminants associated with those uses (extent, nature and scale of the contamination)*
 - *A conceptual model of the site indicating sources, pathways and receptors; and*
 - *Potentially unacceptable risks arising from contamination at the site*
- (b) *A site investigation scheme, based on the approved preliminary contaminated land risk assessment (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site, i.e.*
- *human health*
 - *property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes*
 - *adjoining land*
 - *groundwater and surface waters*
 - *ecological systems; and*
 - *archaeological sites and ancient monuments*
- (c) *The results of the site investigation and detailed risk assessment referred to in (b) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of preferred option(s), and a timetable of works and site management procedures. The strategy shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and shall be suitable for its intended use after remediation”.*

The following information has been submitted in support of this application:

- Signed and dated application forms; and
- Ground Investigation Report, prepared by Ramboll.

The requisite application fee of £116 has been paid using the online planning portal service. This fee has been calculated in accordance with the January 2018 amendments to the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.

We trust that the application is in order and look forward to receiving your confirmation of its receipt and registration. Should you require further information, please contact Kate Outterside or Louise Welham of this office.



Yours faithfully,

DP9 Ltd.

DP9 LIMITED