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Our Ref: 191610/APPCON

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27th November 2019

Your contact is: Connie Davis, Planning

Dear Mr Powell

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 191610

Application type: Approval of Conditions

Address: 8 Prospect Street, Reading RG1 7YG

Proposal: Discharge of conditions 3, 4, 5 and 6 of planning permission 190782

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

No development shall take place until an assessment of the nature and extent of contamination has been submitted to and 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 and to comply with the requirement of paragraph P.A.2 (2) b (ii) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

The following information was submitted:

Envirochem Analytical Laboratories Ltd - Risk Assessment For Asbestos Work -
Dated 24/08/19

Phase 1 Desk Top Study - Report Ref: R0260/19 - October 2019

Geoenvironmental Investigation - Report Ref: R027/1/19 - October 2019

Received 17th October 2019.

The details were reviewed by the case officer and Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 3 of planning permission 190782. As such, this condition is hereby discharged

Condition 4

As a reminder, Condition 4 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 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 and to comply with the requirement of paragraph P.A.2 (2) b (ii) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

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Received 17th October 2019.

The details were reviewed by the case officer and Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 190782. As such, this condition is hereby discharged

Condition 5

As a reminder, Condition 5 states:

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.

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 and to comply with the requirement of paragraph P.A.2 (2) b (ii) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

The following information was submitted:

Envirochem Analytical Laboratories Ltd - Risk Assessment For Asbestos Work -
Dated 24/08/19

Phase 1 Desk Top Study - Report Ref: R0260/19 - October 2019

Geoenvironmental Investigation - Report Ref: R027/1/19 - October 2019

Received 17th October 2019.

The details were reviewed by the case officer and Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 5 of planning permission 190782. As such, this condition is hereby discharged

Condition 6

As a reminder, Condition 6 states:

In the event that contamination is found at any time when carrying out the approved development not previously identified, development must be halted on that part of the site and it must be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

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 and to comply with the requirement of paragraph P.A.2 (2) b (ii) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

The following information was submitted:

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After discussion with the Environmental Health Officer, it was concluded that this condition cannot be discharged as it needs to remain in force throughout the development works in case unexpected contamination is found. Therefore Condition 6 of planning permission 190782 is 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.

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