

Berkeley Homes Western
Toys R Us
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Reading
RG1 3DH

Frances Martin
Executive Director for Economic Growth
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Our Ref: 190585

Your Ref: PP-07771634

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8 May 2019

Your contact is: Mr Jonathan Markwell, Planning

Dear Berkeley Homes Western,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190585

Application type: Approval of Conditions

Address: Toys R Us Kenavon Drive Reading RG1 3DH

Proposal: Discharge of condition 25 (Contamination assessment) of planning permission 170509.

I refer to the above application to discharge planning permission condition 25 (Contamination assessment) and respond as follows:

Condition 25 (Contamination assessment)

The contamination assessment details, as shown in the following documents, have been assessed:

Phase II Geo Environmental Site Assessment by Omnia Environmental Consulting Ref: A11057/2.0 Draft, dated March 2019, as received 09/04/19

Contaminated Land Survey and Report - Geotechnical and Geoenvironmental Interpretative Report - Revision 1 by Card Geotechnics Limited Ref CG/18679 Rev 01 dated November 2016, as received 29/03/17 at the time of original application 170509 at the site (and as referenced in the Omnia report).

The above details are considered to be acceptable. However, as you are aware, the confirmation in this letter cannot be taken that the condition is discharged, as the development has already commenced (substantial demolition has taken place, having commenced in December 2018, before this submission was made - the wording of the condition required all details to be submitted to and approved in writing by the Local Planning Authority prior to commencement including demolition).

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

You are also advised that Environmental Protection officers wish to reaffirm, as noted in the Omnia report, that the remediation strategy will need to be produced as one overall strategy taking into account all of the site investigations done to date. From a purely contaminated land perspective conditions 26 & 27 remain outstanding and will require a future submission to the local planning authority for formal approval.

Moreover, you are reminded that the following pre-commencement (any development - including demolition) conditions are yet to be discharged: 8 (Demolition and Construction Method Statement)*; 26 (Contaminated land - remediation); 29. Land gas protection (& implemented prior to occupation); 36 (Arboricultural method statement & TPP)*; 38 (Hard and soft landscaping). You are strongly advised to submit the necessary applications without delay, in order to avoid this matter being investigated by Planning Enforcement.

* It is acknowledged that application 182204 is presently under consideration in relation to conditions 8 & 36.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

Jonathan Markwell (via email only)

Mr Jonathan Markwell
Principal Planning Officer