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Our Ref: 191011

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13 August 2019

Your contact is: Mr Jonathan Markwell, Planning

Dear Ridge and Partners LLP,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 191011

Application type: Approval of Conditions

Address: Land between Weldale Street and Chatham Street Reading

Proposal: Discharge of conditions 18 (contaminated land remediation scheme), 21 (land gas investigation methodology), 22 (land gas scheme) and 23 (land gas validation report) of permission 170326.

I refer to the above application to discharge planning permission conditions 18, 21, 22 and 23, and respond as follows:

Condition 18 (contaminated land remediation scheme)

The contaminated land remediation scheme details, as shown on the following:

Geo-Environmental Assessment Non-Technical Summary Report by Fairhurst Ref 112990/R6 Issue 1, dated 20/06/19, as received 24/06/19

Geotechnical and Geo-Environmental Ground Investigation Report by Fairhurst Ref 112990/R5 Issue 1 Revision 2, dated 21/06/19, as received 25/06/19

Remediation Options Appraisal & Strategy by Fairhurst Ref 112990/R6 Issue 1 dated August 2019, as received 12/08/19

are approved pursuant to condition 18.

Condition 21 (land gas investigation methodology)

The land gas investigation methodology details, as shown on the following:

Geo-Environmental Assessment Non-Technical Summary Report by Fairhurst Ref 112990/R6 Issue 1, dated 20/06/19, as received 24/06/19
Geotechnical and Geo-Environmental Ground Investigation Report by Fairhurst Ref 112990/R5 Issue 1 Revision 2, dated 21/06/19, as received 25/06/19

are approved pursuant to condition 21.

Condition 22 (land gas scheme)

The land gas scheme details, as shown on the following:

Geo-Environmental Assessment Non-Technical Summary Report by Fairhurst Ref 112990/R6 Issue 1, dated 20/06/19, as received 24/06/19
Geotechnical and Geo-Environmental Ground Investigation Report by Fairhurst Ref 112990/R5 Issue 1 Revision 2, dated 21/06/19, as received 25/06/19

are approved pursuant to condition 22.

Condition 23 (land gas validation report)

The land gas validation report details, as shown on the following:

Geo-Environmental Assessment Non-Technical Summary Report by Fairhurst Ref 112990/R6 Issue 1, dated 20/06/19, as received 24/06/19
Geotechnical and Geo-Environmental Ground Investigation Report by Fairhurst Ref 112990/R5 Issue 1 Revision 2, dated 21/06/19, as received 25/06/19

are approved pursuant to condition 23.

The above conditions, 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.

It is noted that condition 19 was originally sought to be discharged with this submission, but this condition was withdrawn from consideration during the course of the application. 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

Mr Jonathan Markwell