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Our Ref: 180763

Your Ref: PP-06956550

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14 January 2019

By E-mail only

Your contact is: Susanna Bedford, Planning

Dear Natta Homes,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 180763

Application type: Approval of Conditions

Address: Land at junction of Addison Road and Meadow Road Reading

Proposal: Application for discharge of conditions 3,4,5,6,7,9,10,11 and 12 of planning permission 130882.

I refer to your application as described above.

For clarity the conditions attached to 130882 are sought to be discharged under two separate applications ref 180763; and ref 181160. Consideration of all conditions was set out in my letter of 24th October 2018 which concluded that conditions 3, 4, 11 and 12 had not been fully discharged. These conditions are considered below following the submission of further information.

3 (Materials) Further information submitted: Amended drawing No SA-20-0003 PO5 showing mammal gap location submitted by e-mail 31.10.2018.

This further information is considered to be acceptable to discharge this condition.

Condition 4 (Landscaping) Further information submitted:

Landscaping Plan Implementation - The landscaping proposal attached to Agents e-mail dated 19th September 2018 details the depth of the planting and tree roots requirements that show the pollutant pathway will not be broken.

This further information is considered to be acceptable to discharge this condition.

Condition 11 (Requirement for Contamination Assessment) and Condition 12 - Remediation Scheme.

Further information submitted :

-Highlighted Section 6 of the 'Revised Report Desk Top Study and Preliminary Contamination Assessment' by KF Geotechnical dated September 2018, submitted by agent 10.1.2019.

-Supplementary Contamination Assessment for Land at the Junction of Meadow Road & Addison Road, Caversham, Reading RG1 8EN dated December 2018, produced by Ground and Environmental Services Limited. This contains supplementary analytical results for soils and groundwater.

In relation to soil remediation Environmental Health Officers have confirmed the condition for the contaminated land survey and remediation statement can be discharged.

Please note the validation report required by Condition 13 must also be submitted when these works have been carried out.

The Environment Agency by virtue of their letter of 9th January 2019 has confirmed that from a groundwater quality perspective they are able to recommend the discharge of conditions 11 and 12 of planning permission 130882.

The Environment Agency also state that they understand that the existing near surface soils are to be excavated and removed from site thereby removing any unforeseen contamination source. A watching brief will be carried out on site during enabling works and that any contamination encountered will be dealt with in an appropriate manner. This will be controlled through condition 14 of planning permission 130882.

This correspondence should be read in conjunction with the letter of 24th October 2018.

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

Susanna Bedford

Susanna Bedford
Principal Planning Officer