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Our Ref: 180763 and 181160

Your Ref: PP-06956550

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24 October 2018

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 3,4,5,6,7,9,10,11,12 and 16,18 and 19 of planning permission 130882.

For clarity the conditions attached to planning permission 130882 are sought to be discharged under two separate applications: ref 180763 to discharge conditions 3,4, 5, 6, 7 ,9 ,10 ,11 and 12; and ref 181160 to discharge conditions 16, 18 and 19. Consideration of all conditions is set out below:

Condition 1 (Time Limit) : To be noted

Condition 2 (Approved plans): To be noted

Condition 3 (Materials) Information submitted:

Revised Materials Schedule Rev A submitted via e-mail 24.7.2018 , with the substitution of the Main Facing brick to be Dorking Red (as per sample submitted 25.7.2018), Plan 2691 INC-SA(20) 0004 PO1 (Boundary Treatment showing hooped metal railings) dated 23.7.2018 and Plan 2691 INC-SA(20) 0004 PO4 (Site Plan as proposed) dated 23.7.2018.

Subject to the mammal gaps within the boundary fencing this information is considered to be acceptable. See further comment in relation to Condition 6.

Condition 4 (Landscaping) and Condition 5 (Timetable for provision of Landscaping)
Information submitted :

'Addison Road Landscaping Conditions Document April 2018' received 9th May 2018

'Site plan as Proposed' ref inc-SA(20)0003 P00 by inc Design received 9th May 2018

Text within e-mail from C. Jones at inc Design received 23rd July to include further detailed landscape points

Annotated Plan inc-SA(20)0003 P00 by inc Design titles 'Service Plan' received by e-mail 23rd July 2018

Document re top soil information received by e-mail 23rd July 2018

Further e-mail from T.Voller with tree pit specifications received 14th September 2018

Further e-mail from T. Voller and attachments : 'Addison Road Landscaping proposal 19th September 2018' and 'revised maintenance details' received 19th September 2018

This information is considered to be acceptable in relation soft landscaping, however please see comments re condition 11 and 12 below, to seek to ensure there is no conflict with the proposed ground works and prevention of contamination.

Condition 6 (boundary treatment -required prior to occupation)

With reference to Boundary Treatment drawing INC-SA 20 0004 PO1, it is noted that the required mammal gaps are specified. However, the location of these is not shown on Site Plan as Proposed INC-SA 20 0003 - the plan should be amended to show their location.

Condition 7 (Construction Method Statement) Information submitted:

Site Set Up Plan and Construction Method Statement produced by Natta Homes document dated 3/5/2018 as amended with;

Revised CMS Document to amend sections H-I; and E and revised annotated site layout plan received via e-mail 23rd July 2018

Additional information in relation to section J (noise and dust) received via e-mail 11th October 2018.

The proposed works should be in accordance with the Borough's Guidance Notes for Activities on the Public Highway. The document can be viewed using the following link
http://www.reading.gov.uk/media/1764/Guidance-Notes-for-Activities-on-the-Public-Highway/pdf/Guidance_Notes_for_Activities_on_the_Public_Highway_February_2016.pdf

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

Condition 8 (Hours of Work): To be noted

Condition 9 (Noise assessment and Sound Insulation) Information Submitted:

Noise Impact Assessment ref VA2223.180503.NIA produced by Venta Acoustics dated 4th May 2018.

The noise levels inside will be met with standard glazing and with open windows, just 1dB above the recommended internal noise levels. Environmental Health officers do not feel provision of additional mechanical ventilation is necessary for just 1dB above the guideline with an open window. The condition can be discharged.

Condition 10 (Details of whole house ventilation prior to occupation) Information Submitted: Noise Impact Assessment ref VA2223.180503.NIA produced by Venta Acoustics dated 4th May 2018.

Environmental Health officers conclude Ventilation is not necessary, further information is not required.

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

These conditions require an assessment of both land contamination and ground water contamination; and any necessary remediation to be detailed.

Information submitted :

DESK STUDY AND PRELIMINARY CONTAMINATION ASSESSMENT ref G/031850/001 Produced by K F GEOTECHNICAL CONSULTING GEOTECHNICAL ENGINEERS dated 20th March 2018

REMEDATION STRATEGY FOR GAS PROTECTION SYSTEM, submitted 23 /7/2018

VERIFICATION REQUIREMENTS FOR GAS PROTECTION SYSTEMS : Technical Guidance for Developers, Landowners and Consultants, submitted 23 /7/2018

REVISED REPORT DESK STUDY AND PRELIMINARY CONTAMINATION ASSESSMENT G/031850/003 Produced by K F GEOTECHNICAL CONSULTING GEOTECHNICAL ENGINEERS dated 5th September 2018

Environmental Health Officers have commented that the information submitted for the gas protection remediation strategy is acceptable. However in relation to the soil remediation it needs to be clarified that the landscaping plan can be implemented whilst still ensuring that the pollutant pathway will be broken by an undisturbed ground layer, and therefore there will not be a risk to future users of the site. Further clarification is therefore required to confirm that the remediation and landscaping scheme align before this element of the condition can be discharged.

In relation to ground water the latest response from the Environment Agency (dated 22.10.2018) states

"From a groundwater quality perspective we are unable to recommend the discharge of conditions 11 and 12 of planning permission 130882.

We have reviewed the K F Geotechnical Desk Study and Preliminary Contamination Assessment at Land at the corner of Meadow Road and Addison Road, Caversham, Reading RG1 8EN dated 20 March 2018; the Method Statement for Contamination Remediation dated

March 2018 and the email from Susanna Bedford, Reading Borough Council dated 10th October 2018.

Susanna Bedford, Reading Borough Council states in her email of 10th October 2018:- 'The developer has also stated that water quality monitoring can be undertaken throughout the building works if required.'

As stated in our response dated 08 October 2018, 13,000 mg/kg Total Petroleum Hydrocarbon contamination has been identified in soils on this site and we still need to know that this contamination has not impacted on the groundwater.

Item 4.2 and the drillers' log for borehole BH1 both in the Revised Report Desk Study and Preliminary Contamination Assessment dated 5 September 2018 shows sand and gravel from 2.7 m below ground level. Groundwater was encountered at 2.7 m and was standing at 2.5 in the well on completion. This might suggest that there could be a horizontal connection between this site and the River Thames as well as connection vertically to the Chalk. This suggests that groundwater was encountered on site and we need to see results of groundwater quality sampling prior to development and not during construction."

I am therefore unable to recommend discharge of conditions 11 and 12 at this time.

I am aware the ground water issues are further under review.

Condition 13 (Implementation of remediation scheme as set out above) : To be noted.

Condition 14 - (In event non identified Land contamination is discovered) : To be noted

Condition 15 - (Piling) Information submitted email from T. Voller dated 17.10.2018 that states no piling is proposed.

The Environment Agency accept that the developer will not use a deep penetrative foundation design and will use raft foundations for these dwellings. No further information is required.

Condition 16 (Sustainable Drainage Systems) Information submitted:

Structural calculations, Drainage layout (plan E0119-010 A) by K. Robbins Structural Engineer received 5th July 2018 : and letter from K. Robbins (Structural Engineer) dated 13 September 2018.

From a groundwater quality perspective the Environment Agency are able to recommend the discharge of this condition and they are satisfied that surface water drainage from this site will connect to the public surface water sewer located close to the site.

Condition 17 (Access to be provided in accordance with the approved drawing): To be noted.

Condition 18 (Bicycle storage to be provided prior to occupation) : To be noted.

Condition 19 (Postal addresses to be provided to the council) Information submitted by T. Voller by e-mail 25.7.2018 (and has been passed to Parking Services).

Condition 20 (New owners notified no parking permits will be issued) To be noted.

Please note Conditions 3, 4, 11 and 12 are required to be discharged prior to development commencing site. These are considered to be fundamental pre-commencement conditions which are required to be discharged in full.

Please note that it is the responsibility of the developer to ensure that all the agreed conditions details are complied with during the construction and/or subsequent use of the development.

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

Yours sincerely

Susanna Bedford

Susanna Bedford
Principal Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at www.planningportal.gov.uk/pcs.