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Our Ref: 172304

Your Ref: PP-06623031

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8 February 2018

Your contact is: Mr Jonathan Markwell, Planning

Dear Dunthorne Parker Architects,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 172304

Application type: Approval of Conditions

Address: Former Gas Works Buildings Gas Works Road Reading

Proposal: Partial discharge of condition 4 (Construction Method Statement) and discharge of conditions 5 (Contaminated Land) & 9 (Land Gas) of planning permission 160378.

I refer to the above application to partially discharge the remaining element of condition 4 (Construction Method Statement) and the discharge of conditions 5 (Contaminated Land) & 9 (Land Gas) of planning permission 160378 and respond as follows:

Condition 4

The construction method statement details, as shown on the following:

Construction Method Statement Rev A by DPA, as received 06/02/18

208 - Parking Plan, as received 06/02/18

are approved pursuant to condition 4.

In conjunction with approval of details 171160 (Construction Method Statement details for initial demolition works only) granted on 21/09/17 it is confirmed that condition 4 is now discharged in full.

Condition 5

The Senior Environmental Health Officer has commented as follows: A site investigation satisfying the requirements of the condition has been carried out. Elevated levels of chromium, lead, mercury, PAHs and TPHs associated with the former use of the site have been identified, it will therefore be

necessary for a DQRA to be carried out and a remediation scheme to be submitted. I can recommend discharge of condition 5.

Accordingly the contaminated land details, as shown in the following document:

Phase 2 Interpretative Site Investigation Report by Wardell Armstrong, Ref RPT002 V1.0, dated December 2017, as received 20/12/17

are approved pursuant to condition 5.

Condition 9

The Senior Environmental Health Officer has commented as follows: A land gas investigation has been carried out. It has identified elevated levels of methane which result in the site being considered characteristic situation 2. The details of how the development will be protected to this level must now be submitted. I can recommend that condition 9 is discharged.

Accordingly the land gas details, as shown in the following document:

Phase 2 Interpretative Site Investigation Report by Wardell Armstrong, Ref RPT002 V1.0, dated December 2017, as received 20/12/17

are approved pursuant to condition 9.

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.

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