



Terri-Anne Cross
Watkin Jones Group
3 Abbots Park
Preston Brook
Cheshire
WA7 3GH

Giorgio Framaliccio
Director of Planning, Development and
Regulatory Services

Civic Offices, Bridge Street, Reading RG1 2LU
☎ 0118 937 3787

Our Ref: 180271/APPCON
Your Ref:

Direct: ☎ 0118 937 3338
e-mail: Richard.Eatough@reading.gov.uk

26 April 2018

Your contact is: **Richard Eatough, Planning**

Dear Terri-Anne,

Planning reference 180271/APPCON
Application to discharge planning condition
Conditions 7, 8, 11, 12 and 16 of planning permission 162166/FUL
Thames Quarter, former Coopers BMW Site, Kings Meadow Road, Reading

I refer to the above application to discharge several planning conditions and respond as follows:

Condition 7 (Contamination report)

You have submitted the document, 'Thames Quarter, King's Meadow Road, Reading, Preliminary Risk Assessment' report, ref 1700001374, Issue 02 dated 05 February 2018 by Ramboll; and
'Thames Quarter, Reading, Remediation Strategy', by 1700001374, Issue 02 dated 05 February 2018 by Ramboll.

These documents have been checked and agreed by the Environment Agency (EA) and the Council's Environmental Protection (EP) Team and both advise the discharge of this condition. I can confirm that Condition 7 is therefore discharged.

Condition 8 (Remediation scheme)

The document, 'Thames Quarter, Reading, Remediation Strategy', by 1700001374, Issue 02 dated 05 February 2018 by Ramboll is relevant.

Both the EA and the Council's EP Team advise that the condition can be discharged but EP advises that the Validation Certificate should be submitted on completion of the works to show that the works were successfully carried out as required by the strategy (via Condition 9). Condition 8 is therefore discharged.

Condition 11 (Land gas assessment)

Risk of land gas has been covered in the above reports and the EP Team advises that this condition can be discharged. Accordingly, Condition 11 is discharged.

Condition 12 (Land gas protection strategy)

The Council's EP Team advises that as no gas protection measures were required, this condition is also discharged. Accordingly, I discharge the condition.

Condition 16 (Archaeology)

You have submitted the document, 'Former Cooper BMW site, Kings Meadow, Reading Berkshire: Project specification for an archaeological evaluation', ref. KMR14/191ev, dated 3 January 2018. Berkshire Archaeology advises that this document sets out an appropriate first phase of investigations, but depending on the results of the evaluation, further stages of investigation may be required. Therefore Berkshire Archaeology does not recommend discharge of this condition until all fieldwork has been completed and a final report submitted.

Therefore, whilst the information submitted thus far is acceptable, the first stage of investigations will need to be completed, a further report supplied (via a separate APPCON application) and any subsequent mitigation strategies and Project Specifications agreed, before commencement of the development.

For the above reasons, whilst the submitted information is considered to be acceptable, the condition cannot be discharged at this time.

Where the above conditions are discharged, the development shall proceed only in accordance with the contents of the relevant documents/reports.

If you have any queries with any of the contents in this letter, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke at the end.

Richard Eatough
Principal Planning Officer (North/Central)