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Our Ref: 171283
Your Ref: PP-06268305

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5 October 2018

Your contact is: Mrs Alison Amoah, Planning

Dear Christos,
TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171283

Application type: Approval of Conditions

Address: Land to rear of 112-126 Southampton Street

Proposal: Discharge of conditions 3, 4, 11, 12, 13, 14, 15, 18, 20, 21, 23 & 24 of planning permission 150517.

I refer to your Approval of Conditions application as described above.

Thank you for your application for discharge of conditions 3, 4, 11, 12, 13, 14, 15, 18, 20, 21, 23, and 24 of planning permission 150517. The following documents are approved:

Condition 3 - Construction Method Statement

- Construction Method Statement, dated 28th July 2017, prepared by The Keen Partnership, received 2nd May 2018
- CMS - Drawing no: PLC.1, received 31st July 2017

Condition 4 - Archaeology

- Project Specification for an Archaeological Evaluation, document ref: 17e73ev, dated 24th April 2017, prepared by Thames Valley Archaeological Services, received 31st July 2017

Berkshire Archaeology has confirmed that "the Project Specification for an Archaeological Evaluation sets out an appropriate first phase of archaeological investigation. Depending on the results of the evaluation further stages of archaeological work may be required prior to and/or during construction. Therefore although we can recommend approval of the document, we do not recommend full discharge of Condition 4 of permission 150517 until all phases of field work have been completed and the final report has been submitted."

Therefore condition 4 is only partly discharged.

Condition 11 - Contamination

- Ground Contamination Risk Assessment, report no: R17-12415, dated October 2017, prepared by Ashdown Site Investigation Limited, received 16th February 2018

Condition 12- Contamination - Detailed Remediation

- Remediation Strategy, document ref: R18/13201/rs dated 5th September 2018, prepared by Ashdown Site Investigation Limited, received 5th September 2018

Condition 13 - Contamination - Validation

Environmental Protection and Nuisance has advised that Condition 13 relates to 'implementation' of the remediation strategy, **so this cannot be discharged until** this has been confirmed with a validation report once completed.

Condition 14 - Contamination - Unforeseen

As the development has not yet been completed **this condition cannot yet be discharged** as there may be unexpected contamination found during redevelopment.

Condition 15 - Noise and Dust from Construction

- Construction Method Statement, dated 28th July 2017, prepared by The Keen Partnership, received 2nd May 2018

Condition 18 - Hard & Soft Landscaping

- Landscape Proposals Plan - Drawing no: L1A, received 9th April 2018

Condition 20 - Landscape Maintenance Works

- Landscape Proposals Plan - Drawing no: L1A, received 9th April 2018

Condition 21 - Boundary Treatment

- Landscape Proposals Plan - Drawing no: L1A, received 9th April 2018

Condition 23 - Materials

- Schedule of Materials - Drawing no: PLC-23, received 16th February 2018

Condition 24 - Engineering Works

- Structural Calculations, ref 17.115, dated December 2017, prepared by Pattern Associates Ltd, received 16th February 2018
- Basement Floor Plan Sub-Structure Details - Drawing no: 01A, received 16th February 2018

Further details will need to be submitted in order to discharge conditions 13 & 14, as set out above. In order to discharge the other conditions, the development must be carried out 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.

Yours sincerely

A. Amoah

Mrs Alison Amoah