

Mr K. Brannen
The Keen Partnership
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Giorgio Framalicco
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Our Ref: 171528

Your Ref: PP-06353823

Direct ☎: 0118 9372980

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23 October 2017

Your contact is: Steve Vigar, Planning

Dear Mr Brannen,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171528

Application type: Approval of Conditions

Address: 1a Wilson Road Reading RG30 2RS

Proposal: Discharge of conditions 3, 4, 12, 13, 14, 15 and 16 of planning permission 160180.

I refer to your application as described above.

Condition 3 - Materials

The following materials are **approved** pursuant to Condition 3.

Brick: Tornado Stock by Bespoke Brick

Roof: Natural slate with concrete ridge tile

Windows: White uPVC

Sills: Stone

To be used as per submitted drawings PL-14 and PL-15 dated 4 October 2017

Condition 4 - Construction Method Statement

The construction method statement, comprising amended written document received 13 October 2017 and amended site layout drawing PL-13 issue date 6 October 2017, received 6 October 2017, is **approved** pursuant to Condition 4.

Condition 12 - Land Contamination - Assessment

The Ground Investigation Report (Geo-Environmental Services Ltd ref. GE16528-GIR-AUG17 August 2017) is **approved** pursuant to Condition 12.

Condition 13 - Land Contamination - Remediation

The proposed remediation scheme detailed in the Ground Investigation Report (Geo-Environmental Services Ltd ref. GE16528-GIR-AUG17 August 2017) is **NOT APPROVED** pursuant to Condition 13. The proposed works are predicated on the rear gardens being entirely hard surfaced to cut any source-pathway-receptor linkage. Under Policies DM4 and DM10 the LPA would require the gardens to include a good amount of soft landscaping (lawn, shrubs, growing beds etc). The proposed remediation method is therefore not appropriate for the site or its intended use and a scheme which allows for soft landscaped gardens is required.

Condition 14 requires implementation of the remediation works approved under Condition 13. This will be discharged once the remediation works have been carried out as approved.

Condition 15 covers any unexpected contamination found during the development. This will be discharged once the development is complete, provided the condition is complied with.

Condition 16 covers hours of demolition and construction. It does not require details to be approved.

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

SDV

Steve Vigar
Principal Planning Officer