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Our Ref: 171442

Your Ref: PP-06207286

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22 January 2018

Your contact is: Mr Jonathan Markwell, Planning

Dear Weston & Co Architects Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171442

Application type: Approval of Conditions

Address: Land to Rear Of 36 Mason Street Reading RG1 7PD

Proposal: Discharge of conditions 4 (materials), 5 (noise & dust), 6 (landscaping), 7 (contaminated land survey/assessment) and 8 (contaminated land remediation scheme) of planning permission 160342 (granted on 14/02/17)

I refer to the above application to discharge planning permission conditions 4 (materials), 5 (noise & dust), 6 (landscaping), 7 (contaminated land survey/assessment) and 8 (contaminated land remediation scheme) of planning permission 160342 (granted on 14/02/17) and respond as follows:

Condition 4 (Materials)

The materials details, as shown on the following:

Physical samples received on 18/08/17, as described in letter from Weston + Co Architects Ref 15028.6.1_18.08.17, dated & received 18/08/17

are approved pursuant to condition 4.

Condition 5 (Noise and dust)

The noise and dust details, as shown on the following:

Construction Method Statement by Weston + Co Architects Ref 15028.9.11_17.08.02, received 18/08/17

are approved pursuant to condition 5.

Condition 6 (Landscaping)

The landscaping details, as shown on the following:

Letter from Weston + Co Architects Ref 15028.6.1_17.08.17, as received 18/08/17
Below Ground Drainage Details P1389-501 Rev P, as received 18/08/17
Bird & Bat Box Details 15028-PL-11, as received 14/11/17
Email from Weston + Co Architects, dated and received 14/11/17
Hard & Soft Landscaping Plan 15028-PL-10 Rev B, as received 17/11/17
Email & site photograph from Weston + Co Architects, dated and received 17/11/17

are approved pursuant to condition 6.

Conditions 7 (contaminated land survey/assessment) and 8 (contaminated land remediation scheme)

The contaminated land details, as shown on the following:

Ground Investigation Report by Ground&Water Ref GWPR2040/GIR/JULY 2017, as received 18/08/17
Proposed Contaminated Soil Warning Sign 15028-PL-12, as received 14/11/17
Email from Weston + Co Architects, dated and received 14/11/17
Ground Contamination Health & Safety Plan by Weston + Co Architects, Ref 15028_9.1_GCHSMP_18.01.15, dated 15/01/18, as received 16/01/18

are approved pursuant to conditions 7 and 8.

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.

For clarity, the application originally sought to discharge condition 9 (contaminated land validation report) too. However, this condition was withdrawn during the course of the application on 22/01/18 following discussions. This condition will be required to be discharged separately in due course.

It is also noted that you have submitted the following information in respect of informative 9 on the decision notice.

Below Ground Drainage Layout P1389-500 Rev P2, as received 18/08/17
Below Ground Drainage Details P1389-501 Rev P, as received 18/08/17
Proposed Detailed Sections AA & BB 15028-BR-05 Rev C, as received 18/08/17
Ground Beams and Pile Layout 174891-01-p2, as received 18/08/17

As this was included as an informative, rather than a condition, this did not require a submission of information to the local planning authority. The information submitted in this regard has not been assessed by the local planning authority. Nevertheless, for your information it is confirmed that Network Rail has commented as follows (provided for your information):

Whilst there is no objection in principle to this proposal I give below my comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

The applicant should be aware that there are recorded landfill sites within 250 metres, but it is not known if landfill gas is being produced. The contractor undertaking construction works should be notified of their existence and the dangers associated with migration of landfill gas."

General cautions stand for building close to a railway line. It must be managed so that the track quality and alignment is not effected, any and all structures must be a minimum of 3 meters from the running line at all times, drainage to/from the railway is not impacted, access to the track cannot be blocked at any time and if there is any dust that may affect the sight of train drivers, people working on the tracks etc. then it must be reported to control immediately.

Network Rai's Maintenance Protection Co-ordinator is happy to carry out a site visit with the developers if they would like more information about working near the line contact to be made to harriet.sergeant@networkrail.co.uk

DRAINAGE

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. In the interest of the long-term stability of the railway, soakaways/attenuation ponds should not be constructed within 20 metres of Network Rail's boundary. Any surface water run-off from the site must drain away from the railway boundary and must NOT drain in the direction of the railway as this could import a risk of flooding and / or pollution onto Network Rail land.

SAFETY

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. Care must be taken to ensure that no debris or other materials can fall onto Network Rail land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Richard Selwood at Network Rail on AssetProtectionWestern@networkrail.co.uk before works begin.

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
Principal Planning Officer