

Mr G Ferrier
Lucas Design and Construction
11A West Street
Reigate
RH2 9BL

Your contact is: Ms Claire Ringwood, Planning

Dear Mr Ferrier,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171697

Application type: Approval of Conditions

Address: 3 Castle Crescent Reading RG1 6AQ

Proposal: Discharge of conditions 12, 13, 16, 17 and 23 of planning permission 151924/FUL

I refer to your application as described above.

Condition 12: Assessment of contamination

The Geo-Environmental Assessment (Ground Investigation Report) by Jomas Associates Ltd, dated 22nd September 2017, Report Status: Final v2.0, Job No: P9864J1122, received by the local planning authority on the 22nd September 2017 has been reviewed and is considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

Condition 13: Remediation Scheme

The Remediation Strategy And Verification Plan, by Jomas Associates Ltd, Report Status: Final v1.0, Date: 21st December 2017, received by the local planning authority on 22nd December 2017 and the subsequent email from Jomas Associates Ltd dated 11th January 2018 have been reviewed and are considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied.

The applicant is advised that a Verification Report should be submitted to the local planning authority on completion.

Condition 16: Land Gas Investigation

The following documents have been reviewed and are considered acceptable. Subject to the development being completed in accordance with the aforementioned details, the requirements of the condition have been satisfied:

The Geo-Environmental Assessment (Ground Investigation Report) by Jomas Associates Ltd, dated 22nd September 2017, Report Status: Final v2.0, Job No: P9864J1122, received by the local planning authority on the 22nd September 2017.

Asbestos Refurbishment/Demolition Survey Report, dated 29th September 2017 by Holloway Safety Management, Survey Ref: 2420, received by the local planning on 28th September 2017.

Gas Monitoring Risk Assessment, by Jomas Associates Ltd, dated 21st December 2017, Ref: P9864J1122/ps, received by the local planning authority on 22nd December 2017.

Condition 17: Possibility of Land Gas

Environmental Health officers confirmed this condition is now redundant following the information provided to discharge Condition 16 above.

Condition 23: Written Scheme of Investigation

The Written Scheme of Investigation for a Trial Trench Evaluation by Surrey County Archaeological Unit, dated 13th September 2017, received by the local planning authority on 28th September 2017 has been reviewed and sets out an appropriate first stage of investigation. However, depending on the results of the evaluation, further stages of archaeological work may be required, and as such we cannot recommend a full discharge of the condition until all the field work and subsequent reporting has been completed.

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

C. Ringwood

Ms Claire Ringwood
Planning Officer