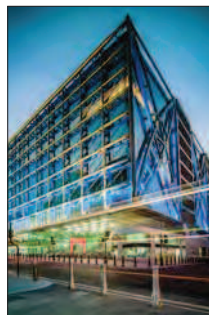

DESK STUDY REPORT

Access Self Storage
62 Portman Road
Reading
Berkshire

Client: Access Self Storage

J16120

July 2016



Document Control

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APPENDIX

EXECUTIVE SUMMARY

This executive summary contains an overview of the key findings and conclusions. No reliance should be placed on any part of the executive summary until the whole of the report has been read. Other sections of the report may contain information that puts into context the findings that are summarised in the executive summary.

BRIEF

This report describes the findings of desk study carried out by Geotechnical and Environmental Associates Limited (GEA), on the instructions of Access Self Storage. The purpose of the work has been to determine the history of the site, to assess the potential for contamination, and to provide preliminary information on foundation options with regard to the proposed redevelopment of the site, to include extension of the existing building on the northern and eastern elevations and the reconfiguration of some internal areas. Also two external loading doors are to be removed and ground level raised to match the car parking level on the western elevation.

DESK STUDY FINDINGS

The earliest map studied, dated 1878, indicates that the site formed open fields with areas of marshland about 100 m to the west and the east. The Great Western Railway is shown to run in an east west direction approximately 20 m to the north of the site. The next map studied, dated 1881, shows that the area to the south of the site had been developed by terraced housing and allotments while the site remained undeveloped. Between the maps dated 1913 and 1932, the area to the south was developed partially into the existing road layout. By 1935, marshland north of the site extended over the northern boundary of the site and 20 m to the west. The map dated 1959, shows a small building of unknown use in the northwestern corner of the site, buildings labelled as ‘works’ were noted 180 m and 260 m to the southwest and 150 m to the southeast and a garage was present 200 m to the southeast. By 1974, a building labelled as a Food Depot is shown to occupy the site while the area to the west and south is shown to have been developed with the existing general road layout, first shown on the map dated 1976. This map also shows a number of works, depots and garages within 250 m of site. A joinery works was shown 40 m to the west, a gas governor 55 m to the east and four electricity sub-stations are shown within 250 m of the site, the closest being 60 m to the east. In 1976 the site is labelled at ‘Denmark House (Depot)’ and a printing works is shown 100 m to the southeast. The site has remained essentially unchanged to the present day.

The geological map of the area indicates the site to be underlain by the Langley Silt overlying the Taplow Gravel in turn underlain by the Seaford and Newhaven Chalk Formations.

CONTAMINATION RISK ASSESSMENT

The desk study has not indicated the site to have had a potentially contaminative history. There is, therefore, assessed to be a moderately LOW risk of contamination at this site. It would however be prudent to carry out chemical analyses on samples of soil to be removed from site for the purpose of waste disposal classification.

FOUNDATIONS

Any new foundations will need to bypass any made ground and Alluvium to bear on the granular soils of the Taplow Gravel. The loads of the new extensions are anticipated to be low to moderate and could be supported upon spread foundations bearing within Taplow Gravel. Groundwater is anticipated to be encountered during excavation at an approximate depth of 1.80 m, although this should be confirmed by trial excavations, borehole investigation and / or groundwater monitoring.

1.0 INTRODUCTION

Geotechnical and Environmental Associates Limited (GEA) has been commissioned by Access Self Storage, to carry out a desk study at Access Self Storage, 62 Portman Road, Reading RG30 1EA.

1.1 Proposed Development

It is understood that consideration is being given to the extension of the existing building on the northern and eastern elevations and the reconfiguration of some internal areas. Also two external loading doors are to be removed and ground raised to match the car parking level on the western elevation.

This report is specific to the proposed development and the advice herein should be reviewed if the development proposals are amended.

1.2 Purpose of Work

The principal technical objectives of the work carried out were as follows:

- ❑ to determine the history of the site and surrounding area, particularly with respect to any previous or present potentially contaminative uses;
- ❑ to research the geology and hydrogeology of the site;
- ❑ to check records of data on groundwater, surface water and other publicly available environmental data;
- ❑ to use the information obtained in the above searches to carry out a qualitative risk assessment with respect to subsurface contamination; and
- ❑ to provide preliminary comments on foundation options and recommendations for appropriate ground investigation.

1.3 Scope of Work

In order to meet the above objectives, a desk study was carried out, comprising, in summary, the following activities:

- ❑ a review of readily available geological maps;
- ❑ a review of publicly available environmental data sourced from Envirocheck;
- ❑ a review of historical Ordnance Survey (OS) maps supplied by Envirocheck; and
- ❑ provision of a report presenting and interpreting the above data, together with our advice and recommendations with respect to the proposed development.

The report includes a contaminated land assessment which has been undertaken in accordance with the methodology presented in Contaminated Land Report (CLR) 11 and involves identifying, making decisions on, and taking appropriate action to deal with, land contamination

in a way that is consistent with government policies and legislation within the United Kingdom. The risk assessment is thus divided into three stages comprising Preliminary Risk Assessment, Generic Quantitative Risk Assessment, and Site-Specific Risk Assessment, with the first two stages presented in this report.

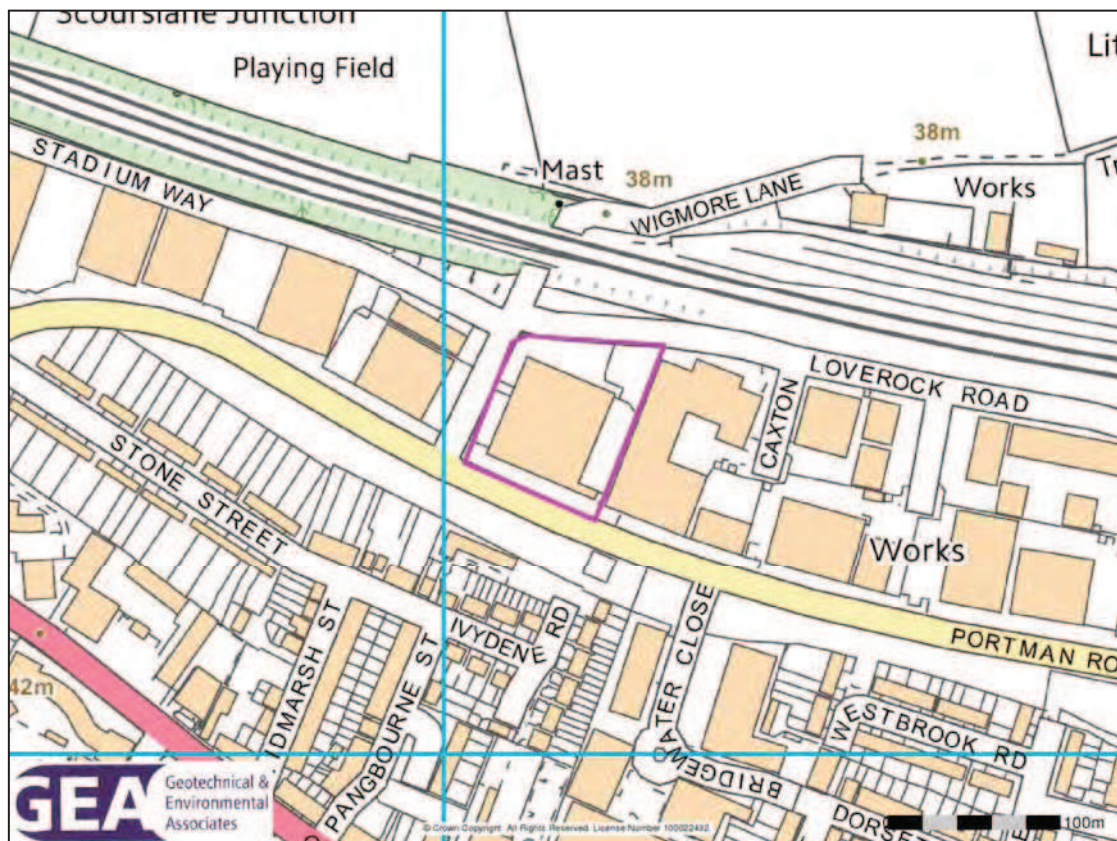
1.4 Limitations

The conclusions and recommendations made in this report are limited to those that can be made on the basis of the research carried out. The results of the research should be viewed in the context of the work that has been carried out and no liability can be accepted for matters outside the stated scope of the research. Any comments made on the basis of information obtained from third parties are given in good faith on the assumption that the information is accurate. No independent validation of third party information has been made by GEA.

2.0 THE SITE

2.1 Site Description

The site is located in north Reading, approximately 1.4 km to the north west of Reading West train station and 1.8 km to the south east of Tilehurst station. Fronting onto Portman Road to the south, Wigmore Lane to the west, Loverock Road to the north, the site is bounded to the rear by a two storey to three storey office building and warehouse to the east. The site forms a roughly square shape with maximum dimensions of 80 m north to south and 80 M east to west and the site may be located by National Grid Reference 469070, 174200, and be found on the map extract below.



The local site slopes gently down towards the north and is currently occupied by a one-storey warehouse in the east with a two-storey building in the west and is currently used self-storage facilities and offices. The footprint of the site is predominately covered by the building and areas of hardstanding with an area of vegetation to the south along Portman Road.

2.2 Site History

The site history has been researched by reference to internet sources and historical Ordnance Survey (OS) maps obtained from the Envirocheck database.

The earliest map studied, dated 1878, indicates that the site formed open fields with areas of marshland about 100 m to the west and the east. The Great Western Railway is shown to run in an east to west direction approximately 20 m to the north of the site. The next map studied, dated 1881, shows that the area to the south of the site has been developed by terraced housing and allotments while the site remained undeveloped. Between the maps dated 1913 and 1932, the area to the south is shown to have been developed partially into the existing road layout. By 1935, marshland north of the site extended over the northern boundary of the site and 20 m to the west.

The map dated 1959, shows a small building of unknown use in the northwest corner of the site, buildings labelled as 'works' can be seen 180 m and 260 m to the southwest, 150 m to the southeast and a garage is 200 m to the southeast. By 1974, a building labelled as a Food Depot is shown to occupy the site while the area to the west and south is shown to have been developed with the existing general road layout, first shown on the map dated 1976. This map also shows a number of works, depots and garages within 250 m of site. A joinery works was shown 40 m to the west, a gas governor 55 m to the east and four electricity sub-stations can be seen within 250 m of the site, the closest being 60 m to the east. In 1976, the site is labelled as 'Denmark House (Depot)' and a printing works is shown 100 m to the southeast.

The site has remained essentially unchanged to the present day.

2.3 Other Information

A search of public registers and databases has been made via the Envirocheck database and relevant extracts from the search are appended. Full results of the search can be provided if required.

The desk study research indicates that there are no active or historical landfill sites, waste transfer or disposal sites located within 500 m of the site, however there are two waste management facilities within 260 m, the closest approximately 125 m to the north east. In addition there are two recorded pollution incidents to controlled waters within 100 m of the site, one 23 m to the west being a category 3 – minor incident and the other 62 m to the north a category 2 – significant incident, where both pollutants were unknown oils.

Reference to records compiled by the Health Protection Agency (formerly the National Radiological Protection Board) indicates that the site falls within an area where less than 1% of homes are affected by radon emissions and therefore radon protective measures will not be necessary.

The site is listed as being within a nitrate vulnerable zone and not any other area of sensitive land use.

3.0 GROUND CONDITIONS

3.1 Soil Conditions

The British Geological Survey map (Sheet 268) of the area indicates the site to be underlain by the Langley Silt Member overlying the Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated).

Records from the BGS borehole database show that five boreholes have previously been drilled on site, to depths of between 8.85 m and 9.75 m, in April 1967. The boreholes encountered coarse sand and gravel with flint of the Taplow Gravel to approximately 5.40 m underlain by chalk with flints to the maximum depth 9.75 m.

3.2 Groundwater Conditions

The Seaford and Newhaven Chalk Formations are classified by the Environment Agency as a Principal Aquifer, which refers to permeable layers that may support water supply and / or base flow to rivers on a strategic scale. While the Langley Silt is classified by the Environment Agency as a Secondary 'A' aquifer, which refers to permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

Records from BGS borehole database indicate groundwater to be present within the gravel at depths of between 1.00 m and 2.00 m below ground level on site.

The nearest listed water abstraction is 297 m north west of the site and the site is not located within a Groundwater Source Protection Zone, as defined by the Environment Agency.

The nearest surface water feature is a spring, located 358 m to the north east of the site. Groundwater flow is likely to be in a northerly direction generally towards the River Thames, located approximately 1 km to the north of the site generally flowing in a easterly direction.

The Environment Agency does not indicate the site to be within an area at risk from flooding.

4.0 RISK ASSESSMENT

Consideration is being given to the extension of the existing building on the northern and eastern elevations and the reconfiguration of some internal areas. Also two external loading doors are to be removed and ground raised to match the car parking level on the western elevation.

4.1 Environmental Risks

Part IIA of the Environmental Protection Act 1990, which was inserted into that Act by Section 57 of the Environment Act 1995, provides the main regulatory regime for the identification and remediation of contaminated land. As part of the new regime local authorities are required to carry out inspections of their area to identify sites that may be contaminated. The determination of contaminated sites is based on a "suitable for use" approach which involves managing the risks posed by contaminated land by making risk-based decisions. This risk assessment is carried out on

the basis of establishing one or more “pollution linkages”; a pollution linkage requires a source of contamination, a sensitive target or receptor that is at risk from the contamination and a pathway by which the contamination can travel from the source to the target.

A risk assessment should be carried out for consideration by the Local Planning Authority (LPA) before the planning application is determined. Where unacceptable risks are identified proposals will need to be made to address these risks as part of the development process. The guidance recognises the benefits of a phased approach and the desk study is the first phase in the process of investigating and identifying contamination to assist in the determination of a planning application.

4.1.1 **Source**

The findings of the desk study do not indicate the site to have had any particularly contaminative past land uses and no landfills have been identified within the vicinity of the site and on this basis there are no potential sources of soil gas. The electricity sub-station located roughly 60 m from the site was built at a time when Polychlorinated biphenyls (PCBs) were routinely used as a coolant and, therefore, there is a potential for PCBs to have entered the near-surface soil in the vicinity of the sub-station through leakage or spillage of oil. However, given the distance from the site, any contamination is not considered to represent a risk to the site.

4.1.2 **Receptor**

The proposed redevelopment of the site for continued commercial purposes will result in the end users representing relatively low sensitivity receptors. The granular soils beneath the site are classified as a Secondary ‘A’ Aquifer, and as such groundwater represents a moderately sensitive receptor. Buried services are likely to come into contact with any contaminants present within the soils through which they pass and site workers are likely to come into direct contact with any contaminants present in the soil and through inhalation of vapours during basement excavation and construction.

4.1.3 **Pathway**

End users will be isolated from direct contact with any contaminants present within the near surface soils by the extent of the proposed building or any areas of hard-standing, thus limiting potential contaminant exposure pathways. However, potential pathways for direct contact may exist should any soft landscaped areas be included as part of the development and during the construction period there is considered to be a pathway for site workers to be exposed to any contaminants present within the soil through direct contact. Any new buried services would also be in direct contact with the soil. Shallow groundwater may also be a pathway for soluble contaminants to migrate onto and off the site.

There is a potential for soluble contaminants to leach downward through the sands and gravels into the Seaford Formation. There is thus considered to be limited potential for a contaminant pathway to be present between any potential contaminant source and a target for the particular contaminant beneath the new extensions and moderate potential within any soft landscaped areas if proposed.

There is thus considered to be a moderately low potential for a contaminant pathway to be present between any potential contaminant source and a target for the particular contaminant.

4.1.4 Preliminary Risk Appraisal

In accordance with the guidelines provided by CIRIA¹, the following table summarises possible pollution linkages for the site.

SOURCE	RECEPTOR	PATHWAY	PROBABILITY	CONSEQUENCE
Contamination within near surface soils resulting from past activities on site	End users	Ingestion of contaminated soil or dust, through skin contact or inhalation	Low likelihood	Minor
		Vapours	Low likelihood	Minor
	Ground water	Percolation and leaching of surface run-off	Likely	Minor
	Adjacent sites	Shallow perched water or drain runs	Unlikely	Minor

This method of risk evaluation involves classification of the magnitude of the potential consequence (severity) and probability (likelihood) of the risk. The method by which these factors are classified is detailed in the Appendix. On the basis of the consequence and probability the site can be attributed a level of risk, ranging from very low to very high and the procedure for making this assessment is shown in the Appendix, together with a description of each level of assessed risk and the actions that may be required to mitigate the risk.

On this basis of the above it is considered that there is a moderately LOW RISK of there being a significant contaminant linkage at this site which would result in any requirement for any remediation work. It would be prudent to out chemical analyses on samples of the near surface soil to assess the presence of soil contamination before the excavation of the basement, for purpose of waste disposal classification.

4.2 Development Issues

On the basis of the published BGS borehole information and on the basis that a limited thickness of made ground is present, any new foundations will need to bypass the made ground and Alluvium to bear on the granular soils of the Taplow Gravel. The loads of the new extensions are anticipated to be low to moderate and could be supported upon spread foundations bearing within Taplow Gravel.

Groundwater is anticipated to be encountered during excavation at an approximate depth of 1.80 m, although this should be confirmed by trial excavations, borehole investigation and groundwater monitoring.

A ground investigation should be undertaken to confirm the groundwater levels and ground conditions beneath the site, and to determine the bearing capacity and engineering properties of the soil.

¹ Rudland, DJ, Lancefield, RM and Mayell, PN (2001) *Contaminated land risk assessment. A guide to good practice. CIRIA C552*

5.0 CONCLUSIONS

On the basis of the findings of the research carried out there is considered to be a moderately LOW risk of there being a significant contamination linkage at this site. However there is the risk for residual contamination to be present below the site from any previous leakage from the petrol station to the east of the site, which may have a cost associated with disposal. This will need to be validated as the work progresses by a suitably qualified geo-environmental engineer.

A ground investigation should be carried out in order to determine the ground conditions, including the hydrogeological setting of the site, and to determine the extent of any contamination and the likelihood the contamination may pose a risk to sensitive users. The investigation will need to be designed on the basis of the proposed development and target the areas of potential contamination, particularly associated with the previous petrol station to the east of the site.

APPENDIX

Envirocheck Report

Envirocheck Extracts

Historical Maps

BGS Borehole Logs

Risk Assessment Description

Risk Assessment Classification

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

87509448_1_1

Customer Reference:

J16120

National Grid Reference:

469070, 174200

Slice:

A

Site Area (Ha):

0.78

Search Buffer (m):

1000

Site Details:

Access Self Storage

62 Portman Road

READING

RG30 1EA

Client Details:

Mr S Branch

GEA Ltd

Widbury Barn

Widbury Hill

Ware

Herts

SG12 7QE

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	23
Hazardous Substances	26
Geological	27
Industrial Land Use	31
Sensitive Land Use	62
Data Currency	63
Data Suppliers	69
Useful Contacts	70

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v50.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1		Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1		1		5
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls	pg 2		2		
Integrated Pollution Prevention And Control	pg 3		6		
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 4		3	5	5
Local Authority Pollution Prevention and Control Enforcements	pg 6		1		
Nearest Surface Water Feature	pg 6			Yes	
Pollution Incidents to Controlled Waters	pg 6		2	2	33
Prosecutions Relating to Authorised Processes	pg 12			7	
Registered Radioactive Substances	pg 13				2
River Quality	pg 14				1
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 14			6	7 (*13)
Water Industry Act Referrals					
Groundwater Vulnerability	pg 20	Yes	n/a	n/a	n/a
Drift Deposits			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 20	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 20	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences	pg 20	Yes	Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 22		Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
Detailed River Network Lines	pg 22			Yes	n/a
Detailed River Network Offline Drainage					n/a

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 23		2	1	2
Local Authority Landfill Coverage	pg 24	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 24				9
Potentially Infilled Land (Water)	pg 24			2	4
Registered Landfill Sites					
Registered Waste Transfer Sites	pg 25				2
Registered Waste Treatment or Disposal Sites	pg 25				1
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)	pg 26		1		
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents	pg 26		2		
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 27	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 27	Yes	Yes	Yes	
BGS Recorded Mineral Sites	pg 27				7
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
Brine Compensation Area			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities	pg 28				2
Natural Cavities	pg 29				1
Non Coal Mining Areas of Great Britain	pg 29		Yes	n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 29	Yes	Yes	n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 29	Yes		n/a	n/a
Potential for Ground Dissolution Stability Hazards	pg 29	Yes	Yes	n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 29	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 29	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 30	Yes	Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 31	7	59	49	106
Fuel Station Entries	pg 49		1	1	2
Points of Interest - Commercial Services	pg 49	1	24	17	39
Points of Interest - Education and Health	pg 56				1
Points of Interest - Manufacturing and Production	pg 56		12	6	11
Points of Interest - Public Infrastructure	pg 59			4	9
Points of Interest - Recreational and Environmental	pg 60		2	2	6
Gas Pipelines					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves	pg 62				1
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 62	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (SW)	3	2	469050 174150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	246	2	468900 173950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (S)	272	2	468950 173900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	292	2	468900 173900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	312	2	468750 174000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (S)	396	2	469000 173750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (SW)	423	2	468650 173950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (S)	429	2	468900 173750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (S)	438	2	469050 173700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (S)	486	2	469072 173650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (S)	488	2	469050 173650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SE (SW)	492	2	468600 173900
1	Discharge Consents Operator: Southern Gas Board Property Type: Vehicle Washing Location: Transport Depot Vehicle Washdown, Southern Gas Board, Reading Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Ctcp.0196 Permit Version: 1 Effective Date: 17th October 1963 Issued Date: 17th October 1963 Revocation Date: 6th June 1991 Discharge Type: Unknown Discharge: Freshwater Stream/River Environment: R Kennet Receiving Water: R Kennet Status: Authorisation revoked Positional Accuracy: Manually corrected supplier location	A13NE (N)	161	3	469100 174400
2	Discharge Consents Operator: Mr Roberts Property Type: Domestic Property (Single) Location: Riverside, The Warren, Mapledurham, Reading, Berkshire Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: Cntw.0863 Permit Version: 1 Effective Date: 24th December 1990 Issued Date: 24th December 1990 Revocation Date: 1st October 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: River Thames Receiving Water: River Thames Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m	A18SE (N)	561	3	469100 174800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	Discharge Consents Operator: Mr Adam Baker Property Type: Domestic Property (Single) Location: Aquaneer The Warren Caversham Reading Berkshire Rg4 7tq Authority: Environment Agency, Thames Region Catchment Area: Thames - Mill Brook/Wye Reference: Cawm.1453 Permit Version: 1 Effective Date: 20th March 2007 Issued Date: 20th March 2007 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: River Thames Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SW (N)	590	3	468915 174817
4	Discharge Consents Operator: Mr E. Brazil Property Type: Domestic Property (Single) Location: Chazey Bank, The Warren, Caversham, Reading, Berks, Rg4 7th Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTRC.2069 Permit Version: 1 Effective Date: 16th December 1983 Issued Date: 16th December 1983 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Bucks Stream(Thames) Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961 Positional Accuracy: Located by supplier to within 100m	A18NE (N)	660	3	469100 174900
5	Discharge Consents Operator: Denton Hall Property Type: Sewage Disposal Works - Other Location: Stw, Aquaneer, Lower Warren, Mapledurham, Berks Authority: Environment Agency, Thames Region Catchment Area: Not Given Reference: CTRC.1175 Permit Version: 1 Effective Date: 11th May 1970 Issued Date: 11th May 1970 Revocation Date: 15th May 2007 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Thames Status: Consent revoked or revised: New Consent issued (Section 37(1)) Positional Accuracy: Located by supplier to within 10m	A18NW (N)	669	3	468930 174900
6	Discharge Consents Operator: P Newman Property Type: Domestic Property (Single) Location: Riverside The Warren Caversham Reading Berks Rg4 7th Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Cawm.0446 Permit Version: 1 Effective Date: 9th April 2002 Issued Date: 2nd August 2002 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: The River Thames Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18NE (N)	802	3	469240 175030
7	Integrated Pollution Controls Name: Rgm Colours & Chemicals Ltd Location: 117 Loverock Road, READING, Berkshire, RG30 1DZ Authority: Environment Agency, Thames Region Permit Reference: AN3028 Dated: 20th May 1994 Process Type: Application since found to be exempt from IPC Description: Not Given Status: Application since found to be exempt from IPCExempt Positional Accuracy: Automatically positioned to the address	A13SE (E)	113	3	469226 174179

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Integrated Pollution Controls Name: Oxkem Ltd Location: 117 Loverock Road, READING, Berkshire, RG30 1DZ Authority: Environment Agency, Thames Region Permit Reference: AO1128 Dated: 28th November 1994 Process Type: IPC application for process that was regulated by HMIP for air releases under previous legislation Description: 4.5 A (I) Inorganic Chemical processes within the Chemical Industry Status: Authorisation superseded by a substantial or non substantial variationSuperseded Positional Accuracy: Automatically positioned to the address	A13SE (E)	117	3	469231 174179
8	Integrated Pollution Prevention And Control Name: Oxkem Ltd Location: Reading Inorganic Chemical Plant, 117, Loverock Road,Reading,, Berkshire, RG30 1DZ Authority: Environment Agency - South East Region, West Thames Area Permit Reference: CP3733RQ Original Permit Ref: Bp3734sb Effective Date: 14th October 2015 Status: Effective Application Type: Variation App. Sub Type: Standard Positional Accuracy: Automatically positioned to the address Activity Code: 4.2 A(1) (A) (IV) Activity Description: Inorganic Chemicals; Salts Eg Ammonium Chloride Primary Activity: Y	A13SE (E)	111	3	469226 174184
8	Integrated Pollution Prevention And Control Name: Oxkem Ltd Location: Reading Inorganic Chemical Plant, 117, Loverock Road,Reading,, Berkshire, RG30 1DZ Authority: Environment Agency - South East Region, West Thames Area Permit Reference: QP3232VU Original Permit Ref: Bp3734sb Effective Date: 12th August 2014 Status: Superseded By Variation Application Type: Variation App. Sub Type: Standard Positional Accuracy: Automatically positioned to the address Activity Code: 4.2 A(1) (A) (IV) Activity Description: Inorganic Chemicals; Salts Eg Ammonium Chloride Primary Activity: Y	A13SE (E)	111	3	469226 174184
8	Integrated Pollution Prevention And Control Name: Oxkem Ltd Location: Reading Inorganic Chemical Plant, 117, Loverock Road,Reading,, Berkshire, RG30 1DZ Authority: Environment Agency - South East Region, West Thames Area Permit Reference: JP3030TC Original Permit Ref: Bp3734sb Effective Date: 29th April 2010 Status: Superseded By Variation Application Type: Variation App. Sub Type: Minor Positional Accuracy: Automatically positioned to the address Activity Code: 4.2 A(1) (A) (IV) Activity Description: Inorganic Chemicals; Salts Eg Ammonium Chloride Primary Activity: Y	A13SE (E)	111	3	469226 174184
8	Integrated Pollution Prevention And Control Name: Oxkem Ltd Location: Reading Inorganic Chemical Plant, 117, Loverock Road,Reading,, Berkshire, RG30 1DZ Authority: Environment Agency, Thames Region Permit Reference: JP3030TC Original Permit Ref: Bp3734sb Effective Date: 29th April 2010 Status: Effective Application Type: Variation App. Sub Type: Minor Positional Accuracy: Automatically positioned to the address Activity Code: 4.2 A(1) (A) (IV) Activity Description: Inorganic Chemicals; Salts Eg Ammonium Chloride Primary Activity: Y	A13SE (E)	111	3	469226 174184

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	Integrated Pollution Prevention And Control Name: Oxkem Ltd Location: Reading Inorganic Chemical Plant, 117, Loverock Road, Reading,, Berkshire, RG30 1DZ Authority: Environment Agency - South East Region, West Thames Area Permit Reference: BP3734SB Original Permit Ref: Bp3734sb Effective Date: 31st March 2006 Status: Superseded By Variation Application Type: Application App. Sub Type: New Positional Accuracy: Automatically positioned to the address Activity Code: 4.2 A(1) (A) (IV) Activity Description: Inorganic Chemicals; Salts Eg Ammonium Chloride Primary Activity: Y	A13SE (E)	111	3	469226 174184
8	Integrated Pollution Prevention And Control Name: Oxkem Ltd Location: Reading Inorganic Chemical Plant, 117, Loverock Road, Reading,, Berkshire, RG30 1DZ Authority: Environment Agency, Thames Region Permit Reference: Bp3734sb Original Permit Ref: Bp3734sb Effective Date: 31st March 2006 Status: Superseded By Variation Application Type: Application App. Sub Type: New Positional Accuracy: Automatically positioned to the address Activity Code: 4.2 A(1) (A) (IV) Activity Description: Inorganic Chemicals; Salts Eg Ammonium Chloride Primary Activity: Y	A13SE (E)	111	3	469226 174184
9	Local Authority Pollution Prevention and Controls Name: Wigmore Autos Location: 40 Wigmore Lane, READING, Berkshire, RG30 1NP Authority: Reading Borough Council, Environmental Health Department Permit Reference: Epa/Par.B/21/95 Dated: 18th January 1996 Process Type: Local Authority Air Pollution Control Description: PG6/34 Respraying of road vehicles Status: Authorised Positional Accuracy: Manually positioned to the road within the address or location	A13NE (NE)	73	4	469120 174310
10	Local Authority Pollution Prevention and Controls Name: Berkshire Macadams Ltd Location: Wigmore Lane, READING, Berkshire, RG3 1EA Authority: Reading Borough Council, Environmental Health Department Permit Reference: EPA/PAR.B/7/92/P1 Dated: 26th June 1998 Process Type: Local Authority Pollution Prevention and Control Description: PG3/15 Mineral drying and roadstone coating processes Status: Permitted Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	201	4	469304 174333
10	Local Authority Pollution Prevention and Controls Name: Berkshire Macadams Limited Location: Wigmore Lane, Reading, RG30 1NP Authority: Reading Borough Council, Environmental Health Department Permit Reference: PPC/B/RBC/2013 Dated: 1st January 2013 Process Type: Local Authority Pollution Prevention and Control Description: PG3/15 Mineral drying and roadstone coating processes Status: Permitted Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	207	4	469322 174305
11	Local Authority Pollution Prevention and Controls Name: The Berkshire Printing Co Ltd Location: P O Box 20, 707 Oxford Road, READING, Berkshire, RG30 Authority: Reading Borough Council, Environmental Health Department Permit Reference: EPA/PAR.B/22/95 Dated: 1st February 1997 Process Type: Local Authority Air Pollution Control Description: PG6/16 Printworks Status: Authorised Positional Accuracy: Manually positioned to the road within the address or location	A13SW (S)	263	4	469069 173874

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	Local Authority Pollution Prevention and Controls Name: Express Dry Cleaners Location: 623-625 Oxford Road, Reading, Rg30 1hp Authority: Reading Borough Council, Environmental Health Department Permit Reference: EPA/PAR.B/DC7/P2 Dated: Not Supplied Process Type: Local Authority Air Pollution Control Description: PG6/46 Dry cleaning Status: Permitted Positional Accuracy: Manually positioned to the address or location	A8NE (S)	317	4	469144 173825
13	Local Authority Pollution Prevention and Controls Name: Wadham Kenning Motor Group Ltd Location: 38-40 Portman Road, READING, Berkshire, RG3 1JG Authority: Reading Borough Council, Environmental Health Department Permit Reference: Epa/Par.B/11/92 Dated: 20th January 1993 Process Type: Local Authority Air Pollution Control Description: PG6/34 Respraying of road vehicles Status: Authorisation revokedRevoked Positional Accuracy: Manually positioned to the address or location	A14SW (E)	341	4	469429 174073
14	Local Authority Pollution Prevention and Controls Name: Shell Norcot Location: 856 Oxford Road, READING, Berkshire, RG3 1EL Authority: Reading Borough Council, Environmental Health Department Permit Reference: EPA/PAR.B/36/98/P2 Dated: 2nd October 1998 Process Type: Local Authority Pollution Prevention and Control Description: PG1/14 Petrol filling station Status: Permitted Positional Accuracy: Automatically positioned to the address	A12NE (W)	349	4	468665 174197
15	Local Authority Pollution Prevention and Controls Name: Nationwide Crash Repair Centres Ltd Location: 85 Loverock Road, READING, Berkshire, RG3 1DZ Authority: Reading Borough Council, Environmental Health Department Permit Reference: Epa/Par.B/13/93 Dated: 12th June 1996 Process Type: Local Authority Air Pollution Control Description: PG6/34 Respraying of road vehicles Status: Authorised Positional Accuracy: Manually positioned to the road within the address or location	A14SW (E)	500	4	469618 174143
16	Local Authority Pollution Prevention and Controls Name: Autotech Reading Ltd Location: Unit 1 Sterling Way, Norcot Way Industrial Estate, Reading, RG30 6HQ Authority: Reading Borough Council, Environmental Health Department Permit Reference: EP/PAR.B.PoRV/P2 Dated: 1st June 2009 Process Type: Local Authority Pollution Prevention and Control Description: PG6/34 Respraying of road vehicles Status: Permitted Positional Accuracy: Manually positioned to the road within the address or location	A12SE (W)	505	4	468515 174082
16	Local Authority Pollution Prevention and Controls Name: Scuffs Cosmetic Repairs LtdUnit 1 Location: Norcot Road Industrial Estate, Stirling Way, READING, Berkshire, RG Authority: Reading Borough Council, Environmental Health Department Permit Reference: Epa/Par.B/48/00 Dated: 18th April 2000 Process Type: Local Authority Air Pollution Control Description: PG6/34 Respraying of road vehicles Status: Authorisation revokedRevoked Positional Accuracy: Manually positioned within the geographical locality	A12SE (W)	518	4	468506 174061
17	Local Authority Pollution Prevention and Controls Name: Tesco Stores Ltd Location: Portman Road, Reading, Rg30 1ah Authority: Reading Borough Council, Environmental Health Department Permit Reference: EPA/PAR.B/38/98/P1/P1 Dated: 1st November 2009 Process Type: Local Authority Pollution Prevention and Control Description: PG1/14 Petrol filling station Status: Permitted Positional Accuracy: Manually positioned to the address or location	A14SW (E)	671	4	469732 173941

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
18	Local Authority Pollution Prevention and Controls Name: Cleaver Cars Limited Location: 67 Loverock Road, Reading, Berkshire, RG30 1dz Authority: Reading Borough Council, Environmental Health Department Permit Reference: Not Supplied Dated: Not Supplied Process Type: Local Authority Pollution Prevention and Control Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input Status: Permitted Positional Accuracy: Manually positioned to the address or location	A14SE (E)	679	4	469776 174037
19	Local Authority Pollution Prevention and Controls Name: West Berks Health Authority Location: Battle Hospital, Oxford Road, READING, Berkshire, RG3 1AG Authority: Reading Borough Council, Environmental Health Department Permit Reference: Epa/Par.B/4/91 Dated: 26th October 1995 Process Type: Local Authority Air Pollution Control Description: PG5/1 Clinical waste incineration processes under 1 tonne an hour Status: Authorisation revokedRevoked Positional Accuracy: Automatically positioned to the address	A9NE (SE)	899	4	469811 173603
20	Local Authority Pollution Prevention and Control Enforcements Location: Wigmore Lane, READING, Berkshire, RG3 1EA Type: Air Pollution Control Enforcement Notice Reference: EPA/PAR.B/18/94 Date Issued: 24th December 1999 Enforcement Date: Not Supplied Details: N/A Positional Accuracy: Manually positioned to the road within the address or location	A13NE (NE)	145	4	469233 174336
	Nearest Surface Water Feature	A18SE (NE)	358	-	469239 174577
21	Pollution Incidents to Controlled Waters Property Type: Not Given Location: READING Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 25th April 1995 Incident Reference: WE950155 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (W)	23	3	469000 174200
22	Pollution Incidents to Controlled Waters Property Type: Not Given Location: READING Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed incident Incident Date: 2nd March 1999 Incident Reference: THWE1999042516 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 10m	A13NE (N)	62	3	469100 174300
23	Pollution Incidents to Controlled Waters Property Type: Not Given Location: READING Authority: Environment Agency, Thames Region Pollutant: Miscellaneous - Other Note: Confirmed incident Incident Date: 21st April 1999 Incident Reference: THWE1999042856 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 10m	A12NE (W)	413	3	468600 174200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
24	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Scours Lane, READING Authority: Environment Agency, Thames Region Pollutant: Unknown Sewage Note: Confirmed As A Pollution Incident Incident Date: Not Supplied Incident Reference: WE900457 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	496	3	468700 174600
25	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Scours Lane Swo Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 28th September 1994 Incident Reference: WE940343 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	555	3	468610 174590
25	Pollution Incidents to Controlled Waters Property Type: Not Given Location: READING Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 25th October 1994 Incident Reference: WE940369 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	559	3	468610 174595
25	Pollution Incidents to Controlled Waters Property Type: Not Given Location: READING Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 26th September 1994 Incident Reference: WE940337 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	559	3	468605 174590
25	Pollution Incidents to Controlled Waters Property Type: Not Given Location: READING Authority: Environment Agency, Thames Region Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: 26th October 1994 Incident Reference: WE940371 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	562	3	468610 174600
25	Pollution Incidents to Controlled Waters Property Type: Not Given Location: TILEHURST Authority: Environment Agency, Thames Region Pollutant: Miscellaneous - Unknown Note: Confirmed As A Pollution Incident Incident Date: 18th July 1991 Incident Reference: WE910408 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	562	3	468605 174595