

Reading Borough Council
Development Control
PO Box 17
Reading
Berkshire
RG1 7TD

Our ref: WA/2023/130859/03-L01
Your ref: 231467
Date: 24 July 2024

Dear Sir/Madam

***Amended Plans*Discharge Of Condition 9 (De-Watering And Foundation Details)
Of Planning Permission 200188, As Allowed On Appeal (Ref:
App/E0345/W/21/3276463) On 17/03/2022.**

55 Vastern Road Reading RG1 8BU

Thank you for reconsulting us on this application on 28 May 2024. Further to our previous response (letter with reference WA/2023/130859/02, dated 2 April 2024), further information has been provided in the form of the following plans:

- **2A81CFAFE82B49FE84B7C3F19EFE0848**
- **2A81CFAFE82B49FE84B7C3F19EFE0847**
- **2A81CFAFE82B49FE84B7C3F19EFE0846.**

Environment Agency position

We **do not consider** that this is sufficient to allow the discharge of condition 9.

Reason

2A81CFAFE82B49FE84B7C3F19EFE0848 The plan of boreholes with legible numbers as requested is helpful.

- **2A81CFAFE82B49FE84B7C3F19EFE0847** The pile plan is of some use but it lacks pile depth which is what we really want to see.

2A81CFAFE82B49FE84B7C3F19EFE0846 The groundwater quality monitoring we requested is referred to in the submission as still outstanding.

We will await the submission of further information. Please reconsult us when full information has been submitted.

Advice to Applicant - Other Consents

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

This includes any proposal to undertake work in, over, under, or within 8 metres of the top of the bank of a designated Main River, called a Flood Risk Activity permit.

Final comments

Thank you again for consulting us. Our comments are based on the best available data and the information as presented to us.

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below. Please quote our reference number in any future correspondence.

Yours faithfully

Sarah Warriss-Simmons
Planning Advisor

Direct dial 0203 025 9855

Direct e-mail Planning_THM@environment-agency.gov.uk