

Chart Plan (2004) Ltd
Flat 21 High Cedars
20 Wray Park Road
Reigate
Surrey
RH2 0DD

Emma Gee
**Acting Executive Director
for Economic Growth and
Neighbourhood Services**

Civic Offices,
Bridge Street
Reading,
RG1 2LU
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Our Ref: PL/24/0842
Your Ref: PP/13189081/v1

Direct: ☎ 0118 937 3699
03/09/2024

Your contact is: Marcelina Rejwerska, Planning

Dear Mr Kitcherside,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/0842

Application Type: Approval of details reserved by a condition

Location: Scours Lane, Tilehurst, Reading

Proposal: Application for Approval of Details Reserved by Condition 4 (Contamination) of application 220637

I refer to your Approval of Conditions application as described above.

As a reminder, Condition 4 states: *No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:*

- *property (existing or proposed) including buildings, pets and service lines and pipes,*
- *adjoining land,*
- *groundwaters and surface waters,*
- *ecological systems,*
- *archaeological sites and ancient monuments*

The development shall be implemented in full in accordance with the approved details.

Information submitted:

205024-S01 Phase 1 Environmental Site Assessment, Ashfield Solutions Group, dated 9th August 2024, received 9th August 2024

Envirocheck Data Sheet Pages 1-83, received 2nd July 2024

The Contaminated Land report has been assessed by the case officer and the Environmental Health team and is considered acceptable and sufficient to fulfil the requirements of Condition 4 of planning application 220637. **As such, this condition is hereby discharged.**

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 via email address or the direct line as above.

Yours sincerely

Marcelina Rejwerska
Senior Planning Officer