

Our ref: KL/AC/Q210342
Your ref: 221110
Email: adam.cornish@quod.com
Date: 9th October 2024



Planning Department
Reading Borough Council
Civic Offices
Reading
RG1 2LU

Submitted via Planning Portal (PP-13468064)

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Units 2 and 6, Reading Retail Park, Oxford Road, RG30 1PR
Approval of details reserved by Conditions 4 (Contamination), 5 (Remediation),
and 6 (Validation Report) relating to planning permission ref. 221110, dated 2nd
May 2024
Application submitted on behalf of CT UK Property Authorised Investment Fund

We are instructed by our client, CT UK Property Authorised Investment Fund ('the Applicant'), to submit the enclosed application to discharge Conditions 4 (Contamination), 5 (Remediation), and 6 (Validation Report) relating to planning permission ref. 221110, dated 2nd May 2024 at Units 2 and 6, Reading Retail Park, Oxford Road, RG30 1PR ('the Site').

The following documents have been submitted in support of this application.

- **Completed application form;**
- **Site Location Plan (ref. 15044-1-102 Rev B), prepared by The Harris Partnership Architects;**
- **Decision Notice (ref. 221110); and**
- **Contaminated Land Review and Management Strategy (ref. B05597-CLK-XX-XX-RP-GT-0003 TN) prepared by Clarkebond Limited.**

A payment of £145 has been made to Reading Borough Council (RBC) on the day of submission, along with the planning portal administration fee.





1 Background

Full planning permission was granted on the 2nd May 2024 relating to planning permission ref. 221110 for the following development:

“Proposed use of Unit 2 and Unit 6 as a foodstore (Class E) including rear extension, revised servicing arrangements, new shop front, trolley bay and covered cycle storage; and associated works”

The planning permission was subject to 17no. conditions and a copy of the Decision Notice is enclosed for reference.

This application seeks the discharge of Conditions 4 (Contamination), 5 (Remediation), and 6 (Validation Report) relating to planning permission ref. 221110, dated 2nd May 2024.

2 Details of Conditions to be Discharged

Condition 4 (Contamination)

This is a pre-commencement condition and requires the following:

“No development shall commence on site including demolition and any preparatory works within the land shown on approved plan 15044-1-113 Rev. B ‘Planning Condition Plan’ (which was received by the local planning authority on 1 March 2024) until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- *human health,*
- *property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
- *adjoining land,*
- *groundwaters and surface waters,*



- *ecological systems,*
- *archaeological sites and ancient monuments”*

Condition 5 (Remediation Scheme)

This is a pre-commencement condition concerning the need for a remediation strategy, and requires the following:

“No development shall commence on site including demolition and any preparatory works within the land shown on approved plan 15044-1-113 Rev. B ‘Planning Condition Plan’ (which was received by the local planning authority on 1 March 2024) until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.”

Condition 6 (Validation Report)

This is a pre-commencement condition and requires the following:

“The approved remediation scheme under Condition 5 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.”

Clarkebond have prepared the enclosed Contaminated Land Review and Management Strategy to satisfy the requirements of Condition 4 (Contamination), Condition 5 (Remediation Scheme) and Condition 6 (Validation Report). This document provides a summary of the ground conditions encountered within the exploratory holes located within the vicinity of the proposed development and addresses the requirements of Condition 4 in full.

Importantly, the document concludes that no remediation is required and therefore the report also satisfies the requirements of both Conditions 5 and 6 in full.

Conditions 4, 5 and 6 have been satisfied in full and therefore can be discharged without delay.

3 Conclusion

We are instructed by CT UK Property Authorised Investment Fund to submit the enclosed application to discharge Condition 4 (Contamination), Condition 5 (Remediation Scheme) and Condition 6



(Validation Report) of planning permission ref. 221110 dated 2nd May 2024 at Units 2 and 6, Reading Retail Park, Oxford Road, RG30 1PR.

We trust that this information is sufficient for you to validate this application and approve the details pursuant to Conditions 4, 5 and 6. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,

Adam Cornish
Associate

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