

West Berkshire Council
Planning Department
Council Offices
Market Street
Newbury
RG14 5LD

Our Ref. CRM.1144.012
LPA Ref: 20/02029/COMIND
14th October 2024

Dear Sir/Madam,

RE: Discharge of Conditions to Planning Permission 20/02029/COMIND relating to the development of an Energy Recovery Centre and adjacent Data Centre at Reading Quarry, Berrys Lane, Burghfield, Reading.

We write on behalf of our client, J Mould (Reading) Ltd (the applicant), and enclose an application to discharge conditions 6, 24, 29, 39, 41, 48 and 49.

Information is provided below which outlines the condition addressed in this submission and summarises the work undertaken. The condition is as follows:

Condition 6 – Construction Method Statement

No development shall take place until details of a scheme (Construction Method Statement) to control the environmental effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:-

- (i) the control of noise*
- (ii) the control of dust, smell and other effluvia*
- (iii) the control of rats and other vermin*
- (iv) the control of surface water run-off*
- (v) details of excavation and dewatering methods to prevent silt pollution*
- (iv) the proposed method of piling for foundations (if any)*

(vi) proposed construction and demolition working hours

(vii) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.

The development shall be carried out in accordance with the approved scheme.

The accompanying details include a Construction Management Plan and Method Statement for the council's consideration.

Document Ref: Berrys Lane Energy Recovery Facility CMP FINAL October 2024

Condition 24 – Pest Management Plan

Prior to the ERC being brought into use, a Pest Management Plan, which shall include measures for the management and control of pests such as flies and vermin, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

A Pest Management Plan has been submitted which includes measures for the management and control of pests.

Document Ref: Berrys Lane – Pest Management Plan FINAL October 2024

Condition 29 – Construction Traffic Management Plan

No development shall take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

A Construction Traffic Management Plan has been submitted to the council for approval.

Document Ref: Berrys Lane EC CTMP FINAL October 2024

Condition 39 – Landscaping (including hard surfaces)

No development shall take place (including site clearance and any other preparatory works) until full details of both hard and soft landscape works (including those works in the field adjacent to the western boundary of the site as identified on Mitigation Plan, ref ENZ-01-xx-DR-L-00-021 (Figure 8.21), rev P04, dated June 2022) have been submitted to and approved in writing by the Local Planning Authority. The details shall include the treatment of hard surfacing and materials to be used, a schedule of plants (noting

species, plant sizes and proposed numbers/densities), an implementation programme, and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure:

a) Completion of the approved landscaping within the first planting season following the completion of the development; and

b) Any trees, shrubs or plants that die or become seriously damaged within five years of the completion of the development shall be replaced in the following year by plants of the same size and species.

Thereafter the approved scheme shall be implemented in full.

Details of hard and soft landscaping have been included in the application.

Document Refs:

- Hard and Soft Landscaping Scheme (CRM.1144.012.ENZ.XX.00.DR.L.30101 – 107)
- Hard Landscape Plan (CRM.1144.012.ENZ.XX.00.DR.L.30.101 page 1 of 2)
- Hard Landscape Plan (CRM.1144.012.ENZ.XX.00.DR.L.30.102 page 2 of 2)
- Planting Schedule (CRM.1144.012.ENZ.XX.00.L.SC.45.001)

Condition 41 – Arboricultural Supervision

No development shall take place (including site clearance and any other preparatory works) until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority.

The submitted details include a written scheme of site monitoring for arboricultural supervision.

Document Ref: Arboricultural Watching Brief (1144.012.ENZ.XX.00.RP.AR.45.101.PL01)

Condition 48 – Comprehensive Emergency Plan

No development shall take place until a comprehensive Emergency Plan has been submitted to and approved in writing by the Local Planning Authority in relation to the construction phase of the development.

The accompanying details include a comprehensive Emergency Plan for the council's consideration.

Document Ref: CRM.1144.012 Reading Quarry DOC 48 Emergency Plan V3 FINAL October 2024

Condition 49 – Outline Emergency Plan

No development shall take place until an outline Emergency Plan has been submitted to and approved in writing by the Local Planning Authority. This outline emergency plan should be in sufficient detail to provide assurance that an effective plan will be put in place, normally this means that only the final contact details and names are not completed.

An outline Emergency Plan accompanies this application.

Document Ref: CRM.1144.012 Reading Quarry DOC 49 Outline Emergency Plan V4 October 2024 KR

Submission documents

Enclosed for the Local Planning Authority's consideration is the following:

- Completed Application Form
- This Cover Letter
- Pest Control Management Plan
- Construction Management Plan and Method Statement
- Construction Traffic Management Plan
- Hard and Soft Landscaping Scheme (CRM.1144.012.ENZ.XX.00.DR.L.30101 – 107)
- Hard Landscape Plan (CRM.1144.012.ENZ.XX.00.DR.L.30.101 page 1 of 2)
- Hard Landscape Plan (CRM.1144.012.ENZ.XX.00.DR.L.30.102 page 2 of 2)
- Planting Schedule (CRM.1144.012.ENZ.XX.00.L.SC.45.001)
- Arboricultural Watching Brief (1144.012.ENZ.XX.00.RP.AR.45.101.PL01)
- Comprehensive Emergency Plan
- Outline Emergency Plan

I trust the enclosed is sufficient for you to determine this application. If you require any additional information, please do not hesitate to contact me.

Yours faithfully

Emma Blunt

Senior Planning Consultant

Enzygo Ltd. On behalf of J Mould (Reading) Ltd

CC – Kevin Parr