

Your contact is: Jonathan Markwell, Planning

Dear Thackeray Estates Reading Investments Ltd

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1231

Application Type: Approval of details reserved by a condition

Location: 1-15 Queen Victoria Street & 145-148 Friar Street Reading RG1 1SY

Proposal: Discharge of condition 24 (Piling Method Statement) of permission 240422, as granted on 25/07/2024.

I refer to the above application to discharge planning permission condition 24 (Piling Method Statement) and respond as follows:

Condition 24 (Piling Method Statement)

The Piling Method Statement details, as shown on the following:

Letter from Town Planning Bureau Ref TPB-482b-Con. 24, dated 13/09/2024, as received 17/09/2024

are considered acceptable insofar as they specify that *"no piling will be completed"*. These details are considered appropriate on the basis on which they have been submitted, pursuant to condition 24.

The above condition, where a submission is required and has been provided, shall have been considered to have been satisfied / not engaged, providing that the development is undertaken in accordance with these approved details (i.e. on the proviso that no piling will required to be completed, as stated).

However, should piling subsequently be required to be carried out (not envisaged at this point in time, based on your submission), a piling method statement would continue to be required to be submitted and approved in writing by the Local Planning Authority, in consultation with Thames Water, prior to any piling taking place, as per the requirements of condition 24, which will continue to apply.

Informatives

For your information, Thames Water separately advise that you may require a build over agreement, as Thames Water believe the proposed development could be within 3 metres of a public sewer (of which,

the internal diameter is less than or equal to 150mm). There are no mapped public sewers in the vicinity, however following the private sewer transfer in October 2011, it is likely that sites of this type and location will have unmapped public sewers within their boundary. Thames Water therefore strongly recommend you employ a professional to conduct a survey within the site to ascertain if any shared pipework is present. If there is, then please do contact Thames Water to discuss the next steps.

For more information on locating sewers and drains, [watch the Thames Water video](#). Watch the Thames Water [guide to the Private Sewer Transfer](#) – note this only applied to existing drains and sewers that existed and were operational in 2011, not any new sewers or drains built since that time. Please also note that Thames Water do not permit driven piles within 15m of a public sewer. The Thames Water technical guidance can be found [here](#).

If you have any questions, please contact the Thames Water helpdesk on 0800 009 3921, selecting Option 1, or email Thames Water at developer.services@thameswater.co.uk.

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.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer