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Our Ref: PL/24/1486

Your Ref: 24/02176/COND

28/11/2024

Response via email only to planapps@westberks.gov.uk

Your contact is: Jonathan Markwell, Planning

Dear Sir/Madam

Consultation on your application no: 24/02176/COND

Application Type: Adjoining Authority Consultation

Location: J Mould (Reading) Ltd Reading Quarry Berrys Lane Burghfield, Reading, RG30 3EY

Proposal: Request for observations by Reading Borough Council to West Berkshire District Council on WBDC application 24/02176/COND: Application for approval of details reserved by conditions 6 (CMS), 24 (Pest Management Plan), 29 (Construction Traffic Management Plan), 39 (Landscaping), 41 (Arboricultural Supervision), 48 (Comprehensive Emergency Plan) and 49 (Outline Emergency Plan) of approved 20/02029/COMIND - Development of an Energy Recovery Centre and adjacent Data Centre and associated infrastructure

Applicant: West Berkshire District Council

I refer to the consultation of the above application which was received on 07/11/2024

Thank you for consulting Reading Borough Council on this approval of details application, in line with informative 9 of the original decision notice (your ref 20/02029/COMIND). In line with that informative, this response is limited to the matters referenced.

In relation to the proposed haulage routes / traffic generation related matters, RBC Transport Planning advise that paragraph 3.4 of the Berrys Lane Energy and Data Centre Construction Management Plan and Method Statement (CMS) by Vismundi dated 14/08/2024 states:

“Traffic entering and leaving the Site will be subject to the Construction Traffic Management Plan (CTMP)2.”

Footnote 2 confirms *“Vismundi Ltd. Construction Traffic Management Plan.10 August 2024. Submitted under Condition 29 of planning permission 20/02029/COMIND 2nd September 2022.”*

This application also seeks to discharge condition 29, as well as condition 6, and the covering letter by Enzygo specifies that *“A Construction Traffic Management Plan has been submitted to the council for approval.”*

However, this document does not appear to be available on West Berkshire's website under this application. Nor has it been separately submitted to Reading Borough Council, or included as an appendix to the CMS.

From a Transport and Highways perspective, additional information is therefore required and is formally requested. This is in respect of the proposed construction traffic routing, to ensure that any deliveries of demolition or construction materials use main roads and not directed through Reading town centre or via residential areas within Reading Borough. Clarification on the proposed delivery times is also requested.

Accordingly, Reading Borough Council therefore request this further information prior to being in a position to comment on the application. It is requested that a formal re-consultation with Reading Borough Council is provided once the requested information has been made available.

I can also separately advise that RBC Environmental Protection are largely satisfied with the information submitted from an Environmental Protection perspective. The one exception is the hours of operation in the aforementioned CMS differ from those stated in condition 4 of the original permission (your ref 20/02029/COMIND).

More specifically, paragraph 6.8.1 of the CMS states:

"During the construction period, the normal working hours will be 07:00 to 19:00 Monday to Friday and 08:00 to 16:00 on Saturdays. Deliveries of equipment and materials will also be made to the Site within the normal working hours period. Non-intrusive activities (such as electrical installation, commissioning operations etc) may be undertaken outside of these hours to minimise the overall construction programme."

This is contrary to condition 4, which states:

"No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 07:30 and 18:00 Monday to Friday and 08:30 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays, unless otherwise agreed in writing by the Local Planning Authority."

The hours given in the CMS should be changed to reflect the requirements of condition 4. It is advised that the CMS is updated accordingly and should not be approved based on the current information submitted.

In conclusion, on the basis of information presently submitted/available, Reading Borough **objects** to discharge of conditions 6 (CMS) and 29 (Construction Traffic Management Plan), given a failure of the submission to demonstrate that it would not cause adverse transport/amenity impacts on Reading Borough. This objection could be overcome providing that satisfactory revised/additional information is provided, which addresses the matters raised above.

I trust that these comments are of assistance to you. As stated above, RBC would expect to be re-consulted if and when further and revised information, in line with the above feedback, is provided as part of this application. Please feel free to contact me should you wish to discuss any matter raised in this response.

Yours faithfully,

Jonathan Markwell

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