

Ms Shriya Gohil
Via email only
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Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

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Our Ref: PL/23/1366
Your Ref:
Direct: ☎
4/12/2024

Your contact is: Ethne Humphreys, Planning

Dear Ms Gohil,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/23/1366

Application Type: Approval of details reserved by a condition

Location: 103 Dee Road, Tilehurst, Reading

Proposal: Application for Approval of Details Reserved by Condition 14 (Remediation Scheme CO4), Condition 15 (Remediation Scheme CO5) and Condition 17 (Gas Risk Assessment) relating to the planning permission 221130

I refer to your Approval of Conditions application as described above and respond as follows:

Condition 14 (Remediation Scheme)

See letter from the Local Planning Authority dated 29th November 2024.

Condition 15 (Remediation - Validation Report)

The wording of condition 15 is as follows:

15. The approved remediation scheme under Condition 14 shall be implemented in accordance with the approved timetable of works and site management procedures. No construction shall be carried out above foundation level until a validation report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

No validation report that demonstrates the effectiveness of the remediation carried out has been submitted. Works have commenced on site above foundation level and as such the condition trigger has been missed. Should the applicant wish to amend the trigger point for submission i.e approval of remediation validation report to be submitted and approved by the LPA prior to first occupation, this could be sought via submission of a 'non-material amendment' application. This suggestion is made without prejudice to the outcome of any such application.

Condition 17 (Gas Risk Assessment)

The details, as shown on the following:

Remedial Method Statement Ref CRM.1265.035.GE.R.002.A prepared by Enzygo geo environmental dated July 2023

Received 2 October 2023

Email from Rich Reece Enzygo dated 2 December 2024

Received 2 December 2024

Are approved pursuant to Condition 17 (Gas Risk Assessment) only. No further details are required to be submitted to satisfy the requirements of this condition.

It is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and 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

Ethne Humphreys

Ms Ethne Humphreys

Principal Planner

SDV