

Reading Borough Council
Development Control
PO Box 17
Reading
Berkshire
RG1 7TD

Our ref: WA/2023/130859/04-L01
Your ref: 231467
Date: 25 September 2024

Dear Sir/Madam

Discharge Of Condition 9 (De-Watering And Foundation Details) Of Planning Permission 200188, As Allowed On Appeal (Ref: App/E0345/W/21/3276463) On 17/03/2022.

55 Vastern Road Reading RG1 8BU

Thank you for reconsulting us on this discharge of condition application, on 10 September 2024. Further to our previous response (letter with reference WA/2023/130859/03-L01, dated 24 July 2024) additional information has been submitted. We have reviewed this information including:

- Phase II Groundwater Risk Assessment (Omnia, September 2024)
- Preliminary Piling Layout O453-STA35-SW-00-DR-S-005-052 Revision P2.

Environment Agency position

We **do not consider** that the information submitted is sufficient to allow the discharge of condition 9.

Reason

In our letter dated 2 April 2024 with reference WA/2023/130859/02 we highlighted that there are no groundwater quality analyses for the Chalk groundwater and that we have seen no proposals for the monitoring of the Chalk groundwater quality during and following piling as part of the piling proposals.

This requirement was re-iterated in our subsequent response of the 24 July 2024

The fashion industry accounts for 10% of global carbon emissions (aviation accounts for 2%!). The carbon footprint of a reused t-shirt is about 60 times smaller than a new one, and could save between eight and 16 times more carbon than recycling it [Source: *The Sustainable(ish) Living Guide* by Jen Gale; *Changing Fashion – What people want from a greener clothing industry*, Green Alliance, April 2024]. You can reduce your carbon footprint by swapping and shopping preloved instead of buying new.

(referenced above). This matter has still not been addressed in the 1246-page Phase II Groundwater Risk Assessment report received, even though the introduction states that following review of the completed works to date, it is understood that our requirements have already been addressed within historic reports. Further, that the client has requested Omnia compile all the information relating to the above requirements and provide a groundwater risk assessment, which is detailed herein.

At the end of the report it is stated 'It is recommended that contact is made with the Environment Agency to agree the specific groundwater monitoring regime and laboratory testing suite that are required to discharge Condition 9b'.

We are not aware that any contact has been made, or any information relating to this has been provided to us. The first step is to obtain groundwater quality data from each of the Chalk boreholes on site. This should include a basic groundwater quality suite together with each of the contaminants that have been identified on site to an appropriate limit of detection, given the potential use as a drinking water supply. Thereafter we may be in a position to agree appropriate groundwater quality monitoring covering periods: before, during and after continuous flight auger piling.

Please reconsult us when further information is submitted.

Advice to Applicant - Other Consents

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

This includes any proposal to undertake work in, over, under, or within 8 metres of the top of the bank of a designated Main River, called a Flood Risk Activity permit.

Final comments

Thank you again for consulting us. Our comments are based on the best available data and the information as presented to us.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below. Please quote our reference number in any future correspondence.

Yours faithfully

Sarah Warriss-Simmons
Planning Advisor

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