

Ms Eva Erjavec
Berkeley Homes (Oxford & Chiltern) Ltd.
Berkeley House
Mill Lane
Taplow
SL6 0AG

Our Ref: PL/23/1467

09/01/2025

Your contact is: Jonathan Markwell, Planning

Dear Berkeley Homes (Oxford & Chiltern) Ltd

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/23/1467

Application Type: Approval of details reserved by a condition

Location: 55 Vastern Road

Reading
RG1 8BU

Proposal: Discharge of condition 9 (de-watering and foundation details) of planning permission 231673, as granted on 27/03/2024 (amended description)

I refer to the above application to discharge planning permission condition 9 (de-watering and foundation details) and respond as follows:

Condition 9 (de-watering and foundation details)

The de-watering and foundation details, as shown on the following:

- Technical Note - Dewatering planning condition No.9 – (Ref: APP/E0345/W/21/3276463) by Stantec, Ref 330511004, dated 03/10/2023, as received 12/10/2023
- Ground Investigation Report The Old Power Station, Vastern Road, Reading, by Stantec Ref 330510784/3500/R001/Rev0 dated 05/05/2023, as received 07/02/2024
- Figure 2 Rev 0 – Site Layout Plan, as received 28/05/2024
- Phase II Groundwater Risk Assessment by Omnia Ref A10967-8/2.0 dated 03/09/2024, as received 09/09/2024
- 0453-STA35-SW-00-DR-S-005-052 Rev P2 - Preliminary Piling Layout, as received 09/09/2024
- Figure 3.0 Proposed Chalk GW Monitoring Boreholes Ref A10967-10, as received 04/12/2024
- Method Statement - Vastern Road, Reading – Geo-Environmental Consultancy Support Chalk Groundwater Monitoring Boreholes by Omnia, Ref A10967-10/241111/L2, dated 26/11/2024, as received 04/12/2024

are approved pursuant to condition 9, following receipt of the Environment Agency's (EA) consultation response (Ref WA/2023/130859/05-L01) on 09/01/2025, which confirmed the EA considered that the information submitted is sufficient to allow the discharge of condition 9.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Informatives

The EA's consultation response dated 08/01/2025 (as received 09/01/2025) also advises that based on communications with the applicant's consultants Omnia, the EA are aware that there has been difficulty drilling one of the boreholes (BH 3032). It is advised that the EA are prepared to review the need for a Chalk borehole at this location once the EA have seen groundwater levels and analytical results from the other 3 Chalk boreholes and the new gravels borehole.

The EA also advise that they also have a regulatory role in issuing legally required consents, permits or licences for various activities. The EA have not assessed whether consent will be required under our regulatory role and therefore the EA consultation response does not indicate that permission will be given by the EA as a regulatory body. The EA advises that you should contact 03708 506 506 or consult the EA website to establish if consent will be required for the works proposed. 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.

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 address or the direct line as above.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer