

Reading Borough Council  
Planning Section  
Directorate for Economic Growth and  
Neighbourhood Services  
Civic Offices, Level 1 North  
Bridge Street  
Reading  
RG1 2LU



Date: 14 January 2025

My ref: 24106/LT20250114

By email

To whom it may concern

**Non material amendment application to planning permission for “Redevelopment of the Site at Dwyer Road to deliver 30 new dwellings, alongside new access, soft and hard landscaping, parking and ancillary works” at Dwyer Road, Reading (230612)**

1. On behalf of the applicant, Reading Borough Council, please find enclosed a non-material amendment application to planning permission for “Redevelopment of the Site at Dwyer Road to deliver 30 new dwellings, alongside new access, soft and hard landscaping, parking and ancillary works” at Dwyer Road, Reading granted on 28 March 2024 (230612). The application is to amend Condition 13 (Validation Report).
2. The planning application fee has been paid.
3. We have copied this letter to Ethne Humphreys, Principal Planning Officer, who was the Case Officer for the planning application.
4. The application comprises the following information. The approved and now superseded drawings and the updated/new drawings are listed below:

| Approved drawing / document<br>(planning permission 230279) | Updated/new<br>(in bold)                                                        |
|-------------------------------------------------------------|---------------------------------------------------------------------------------|
|                                                             | <b>Covering letter (Shrimplin Planning &amp; Development) (02 January 2025)</b> |

## Description of changes

### Condition 13 (Validation Report)

5. A Phase 2 Ground Investigation Report (Hydrock) (June 2023) was approved through the discharge of condition 11 (PL/24/0834). A Remediation Strategy and Verification Plan (Hydrock) (November 2024) was approved through the discharge of condition 12 (PL/24/0925). Condition 13 requires the validation report to be submitted prior to construction above foundation. However, the remediation strategy includes a 600mm clean cover system beneath areas of soft landscaping (section 3.9) and so the validation report cannot be completed until the soft landscaping is installed and this will be one of the final works undertaken on site. The trigger for Condition 13 therefore needs to be amended as follows (additions in **bold**, deletions ~~struck through~~):

“The approved remediation scheme under Condition 12 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before **occupation** ~~construction above foundation level.~~”

6. We look forward to receiving confirmation that the application has been registered and validated.

Yours faithfully



**James Garside**

Associate

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cc Ethne Humphreys, Principal Planning Officer, Reading Borough Council