

Your contact is: Jonathan Markwell, Planning

Dear Mr Pines

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0067

Application Type: Approval of details reserved by a condition

Location: Kennet Place 121 Kings Road Reading RG1 3ES

Proposal: Discharge of conditions 3 (contaminated land assessment), 4 (remediation scheme), 5 (validation report), 8 (foul water network details) & 9 (surface water network details) for prior approval application PL/24/0997, as given on 27/09/2024.

I refer to the above application to discharge conditions 3 (contaminated land assessment), 4 (remediation scheme), 5 (validation report), 8 (foul water network details) & 9 (surface water network details) and respond as follows:

Condition 3 (contaminated land assessment)

The contaminated land assessment details, as shown on the following:

Phase 1 Contamination Assessment - Kennet Place, 121 Kings Road, Reading, RG1 3ES by Ashfield Solutions Group Ref 211324-SO1, dated 10/12/2024, as received 14/01/2025

are approved pursuant to condition 3.

Condition 4 (contaminated land remediation scheme)

The remediation scheme details, as shown on the following:

Phase 1 Contamination Assessment - Kennet Place, 121 Kings Road, Reading, RG1 3ES by Ashfield Solutions Group Ref 211324-SO1, dated 10/12/2024, as received 14/01/2025

are considered acceptable, as this initial contaminated land assessment demonstrates that no further assessment or mitigation is required and therefore condition 4 can be discharged.

Condition 5 (contaminated land validation report)

The validation report details, as shown on the following:

Phase 1 Contamination Assessment - Kennet Place, 121 Kings Road, Reading, RG1 3ES by Ashfield Solutions Group Ref 211324-SO1, dated 10/12/2024, as received 14/01/2025

are considered acceptable, as this initial contaminated land assessment demonstrates that no further assessment or mitigation is required and therefore condition 5 can be discharged.

Condition 8 (foul water network details)

The foul water network details, as shown on the following:

Foul Water Drainage Assessment by Prospero Projects Ltd, Ref 1825 Revision A, dated 10/01/2025, as received 14/01/2025

are approved pursuant to condition 8, following comments received from Thames Water on 30/01/2025.

Condition 9 (surface water network details)

The surface water network details, as shown on the following:

Foul Water Drainage Assessment by Prospero Projects Ltd, Ref 1825 Revision A, dated 10/01/2025, as received 14/01/2025

RM17122401 – 121 Kennet Street, Kings Road, Reading, RG1 3ES, as received 28/02/2025

are approved pursuant to condition 9, following comments received from Thames Water on 30/01/2025 and the Lead Local Flood Authority on 07/03/2025.

The above conditions, 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.

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.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

J.M.