

LPA Ref: 20/02029/COMIND
Our Ref: CRM.1144.012

Date: 11th March 2025

Email: [REDACTED]

West Berkshire Council
Planning Department
Council Offices
Market Street
Newbury
RG14 5LD

Dear Rachael,

RE: Discharge of Conditions to Planning Permission 20/02029/COMIND relating to the development of an Energy Recovery Centre and adjacent Data Centre at Reading Quarry, Berrys Lane, Burghfield, Reading.

We write on behalf of our client, J Mould (Reading) Ltd (the applicant), and enclose an application to discharge conditions 27, 29, 33, 38, 39, 47, 48 and 49.

Information is provided below which outlines the conditions addressed in this submission and summaries the work undertaken. The conditions are as follows:

Condition 27 – Landfill Gas Investigation and Risk Assessment

No development approved by this permission shall commence until a landfill gas investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

The accompanying details include a Landfill Gas Investigation and Risk Assessment for the council's consideration

[CRM.1144.012.GE.R.003.C ERC & Data Centre Condition 27].

Condition 29- Construction Traffic Management Plant (CTMP)

Travel to/from the site would be preferred outside of peak hours, rather than within as set out within section 2.2.

A construction site layout plan was requested to detail where deliveries will be made, materials stored and where welfare facilities and car parking for construction workers will be located.

It is agreed that a wheel wash is only required for the construction phase of the operation.

An updated CTMP has been submitted for the council's consideration.

Condition 33 – Contaminated Land

Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - a. All previous uses
 - b. Potential contaminants associated with those uses
 - c. A conceptual model of the site indicating sources, pathways and receptors
 - d. Potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

A remediation strategy to deal with the risks associated with contamination of the site has been submitted to the council for approval.

[CRM.1144.012.GE.R.005.B final ERC & Data Centre Part 1 & 2 Condition 33]

Condition 38 – Pollution Prevention Plan and Maintenance Schedule

No development approved by this planning permission shall be commenced until a pollution prevention plan and maintenance schedule for the septic tank has been submitted and approved in writing by the planning authority. The approved details shall then be fully implemented in accordance with the approved details throughout the lifetime of the development.

A Pollution Prevention Plan and Maintenance Schedule for the septic tank has been submitted for the council's consideration.

[Berrys Lane ERC & Data Centre Condition 38 PPMS Final October 2024]

Condition 39- Landscaping

The Council's tree team have also reviewed the landscape information submitted and requested further information. Additional planting, with a suggested variation of trees was requested as well as details

relating to planning and maintenance.

The landscaping has been reviewed and updated to cover the request for further information on trees and planting schedules. This information can be found in the following documents:

CRM.1144.012.ENZ.XX.00.DR.L.45.101 - Soft Landscape Plan (Page 1 of 7) P02 Cond. 39
CRM.1144.012.ENZ.XX.00.DR.L.45.102 - Soft Landscape Plan (Page 2 of 7) P02
CRM.1144.012.ENZ.XX.00.DR.L.45.103 - Soft Landscape Plan (Page 3 of 7) P02
CRM.1144.012.ENZ.XX.00.DR.L.45.104 - Soft Landscape Plan (Page 4 of 7) P02
CRM.1144.012.ENZ.XX.00.DR.L.45.105 - Soft Landscape Plan (Page 5 of 7) P01
CRM.1144.012.ENZ.XX.00.DR.L.45.106 - Soft Landscape Plan (Page 6 of 7) P02
CRM.1144.012.ENZ.XX.00.DR.L.45.107 - Soft Landscape Plan (Page 7 of 7) P02
CRM.1144.012.ENZ.XX.00.SC.L.45.001 - Planting Schedule P02 - Condition 39

Condition 47 – Schedule of Materials

No development shall take place until a schedule of the materials to be used in the construction of the external surfaces of the buildings hereby permitted, has been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

A Schedule of Materials accompanies this discharge of condition application.

[Berrys Lane ERC & Data Centre - Condition 47 Schedule of Materials 181224]

Conditions 48 and 49 – Comprehensive Emergency Plan and Outline Emergency Plan

The Emergency Plan has been reviewed by the Council's Emergency Planning Team. They provided comments requesting additional information on 22nd November.

The submitted Emergency plan lacks details in relation to a number of different areas, as set out in the Emergency Planning response.

Concern was raised about the ownership of the Emergency Plan, which should be owned by those on the site, rather than planning consultants.

Thank you for the comments on our submissions made with respect to planning conditions 48 and 49. We have reviewed the comments made by the Duty Emergency Planning Officer and as a result have revised the documents completely and re-submit them for your review. For clarity there are now 3 documents, these are explained below:

1. Berrys Lane Construction Emergency Plan - this is the emergency response plan for the construction phase of both the ERC and the Data Centre. The construction of the ERC will be much more complex than that of the Data Centre, but I believe they have sufficient in common to cover both with a single emergency plan that applies to both facilities.
2. Berrys Lane ERC Operational Emergency Plan - this is the emergency response plan for the operational phase of the ERC.
3. Berrys Lane Data Centre Operational Emergency Plan - this is the emergency response plan for

the operational phase of the Data Centre

In response to planning condition 48, please find attached Document Vis250101/01 "Berrys Lane Energy Recovery and Data Centre - Construction Stage Emergency Preparedness and Response Plan". This plan is written to cover both the Energy Recovery Centre and the Data Centre.

Although the two facilities will be constructed separately, the potential risk of incidents requiring an emergency response is the same for both.

This is not the case with the two facilities. Their functions are very different and once they come into use, not all the risks of potential incidents that apply to the ERC will apply to the Data Centre. Therefore, we have produced separate plans for each and documents Vis250201/1 and Vis250202/1

It should be noted that whilst our original submissions covered only alerts from AWE Burghfield, both facilities need comprehensive emergency plans that address all foreseeable incidents and having separate documents for different incidents is not preferred. Consequently, the documents enclosed provide for the foreseeable incidents in each case and an AWE alert is only one of several.

Officer

To address specifically the criticisms of the Duty Emergency Planning Officer regarding our previous submission:

1. We accept that the previous submissions were not response plans as such. In the enclosed documents we have removed the pre-amble related to the planning permission for proposed development and the background to the AWE response zone, the legal basis of REPPIR etc, although we have kept the REPPIR pamphlet as an appendix to the Emergency Response Action Plan, as it provides useful information.
2. The enclosed documents state clearly the people with responsibility under an emergency and their responsibilities. They also contain action plans that state the actions that these people and other personnel on the site must take in the event of an emergency. The emergency response team during construction will be more substantial than that during operation of the facilities and it is possible that the Data Centre may have only 5 or 6 people working within it when it is fully functional.
3. The documents list the emergency equipment that is required within the facility. It will not be possible to provide purpose-built radiation shelters for construction personnel, however, as there could be up to 300 people on site, and they would need to be too substantial for what is in reality a low risk. In the event of an AWE incident, provision has been made in the plans for site personnel to move off-site to a building on an adjacent site in the event there is no cover on site or to the construction accommodation once this is built – which will be early in the construction program. It should be noted that both the construction sites and the operational ERC will have messing facilities, so it is not necessary to make provision for stocking of foodstuffs specifically for an incident.
4. We have removed the list of hazards identified in the West Berkshire Off-Site Emergency Plan but do include a list of "foreseeable incidents" (ie. hazards) that pertain to the facilities in both the construction and operational phases. We have also removed reference to WBDC's actions and have confined the plans to dealing only with the actions required on site.
5. With a possible site complement of 300 people on site during construction, it will not be possible to house, nor conduct a role call in one location. By the time this number of people are on site,

however, the site welfare and laydown compound will have been established. The proposal is to have multiple muster points within the compound which will be under cover and under the control of an Incident Controller. Each Incident Controller and all personnel on site will be allocated a muster point. The roll call will then be conducted by the Incident Controller at their allocated muster point which will be under cover. The site will have the benefit of a short-wave radio network, and the emergency response team will coordinate through this, not by mobile or landline telephone.

6. Please note that all permanent alarms on the sites will be both visual and audible. This is standard practice for these types of facility.
7. We have added self-decontamination provisions in the AWE Alert Response Action Plans.

We hope this revised format along with the explanation above meets your requirements. In the event this is not the case, we will be happy to meet with the Emergency Planning Officer and resolve any outstanding concerns.

I trust the enclosed is sufficient for you to discharge these conditions. If you require any additional information, please do not hesitate to contact me.

Yours Sincerely,

A black rectangular box redacting the signature of Murray Graham.

Murray Graham | Associate Director