



OUR REF: R4486/Rev1

28th March 2025

Perfect Property Developments Ltd

FAO: Sunny Grewal

By email (sunny@elmlodgedevelopments.com)

Dear Sunny,

75-81 Southampton Street, Reading, RG1 2QU - Validation Letter

1. Introduction

Earth Environmental & Geotechnical (Southern) Ltd (EEGSL) has been commissioned by Perfect Property Developments Ltd (the Client') to provide a Contamination Validation Letter for development works completed at 75-81 Southampton Street, Reading, RG1 2QU.

This follows the granting of planning permission by Reading Borough Council (Planning permission reference PL/21/1636) in June 2023 and email correspondence from the client on the 18th of July 2024, confirming that the development works have now been completed, and that no unexpected contamination was encountered.

As part of the planning process EEGSL have already submitted a ground investigation and remediation method statement which have been approved by the council under planning reference PL/24/0014. As part of the remediation method statement, it was concluded that no physical remedial works were required at the assessment, however a watching brief should be maintained by the groundworkers during development, and if any signs of unknown contamination were noted, then further investigation by EEGSL would be required.

It is understood that during the recent development, no signs of unknown contamination were identified.

The remainder of this letter provides evidence of the works that have been completed including photographs of the site post development.

2. Development Works

EEGSL understand that the site has been developed to enable the construction of a four-storey building comprising of 19 dwellings and associated works.

Development plans for the assessment site are presented in Figure 1, whilst plans showing the inclusion of a ventilated subfloor void are presented in Enclosure 1.

As part of the development a site strip was undertaken. During this process 100-150mm of soil was scraped from the site and disposed of offsite. Evidence of this work has been provided to EEGSL in the form of Controlled Waste Transfer Notes (see Enclosure 2). The materials from the site strip were collected on the 21/06/24 by the HCL Group.

**CONSULTING
ENGINEERS**

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Environmental
Ecology
Geology
Drainage
Mining

Earth Environmental &
Geotechnical (Southern)
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Tel: 01225 858823

www.earthenvironmental.co.uk
info@earthenvironmental.co.uk

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TS10 4RF
Tel: 01642 438125

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Suite 18
Wyvols Court
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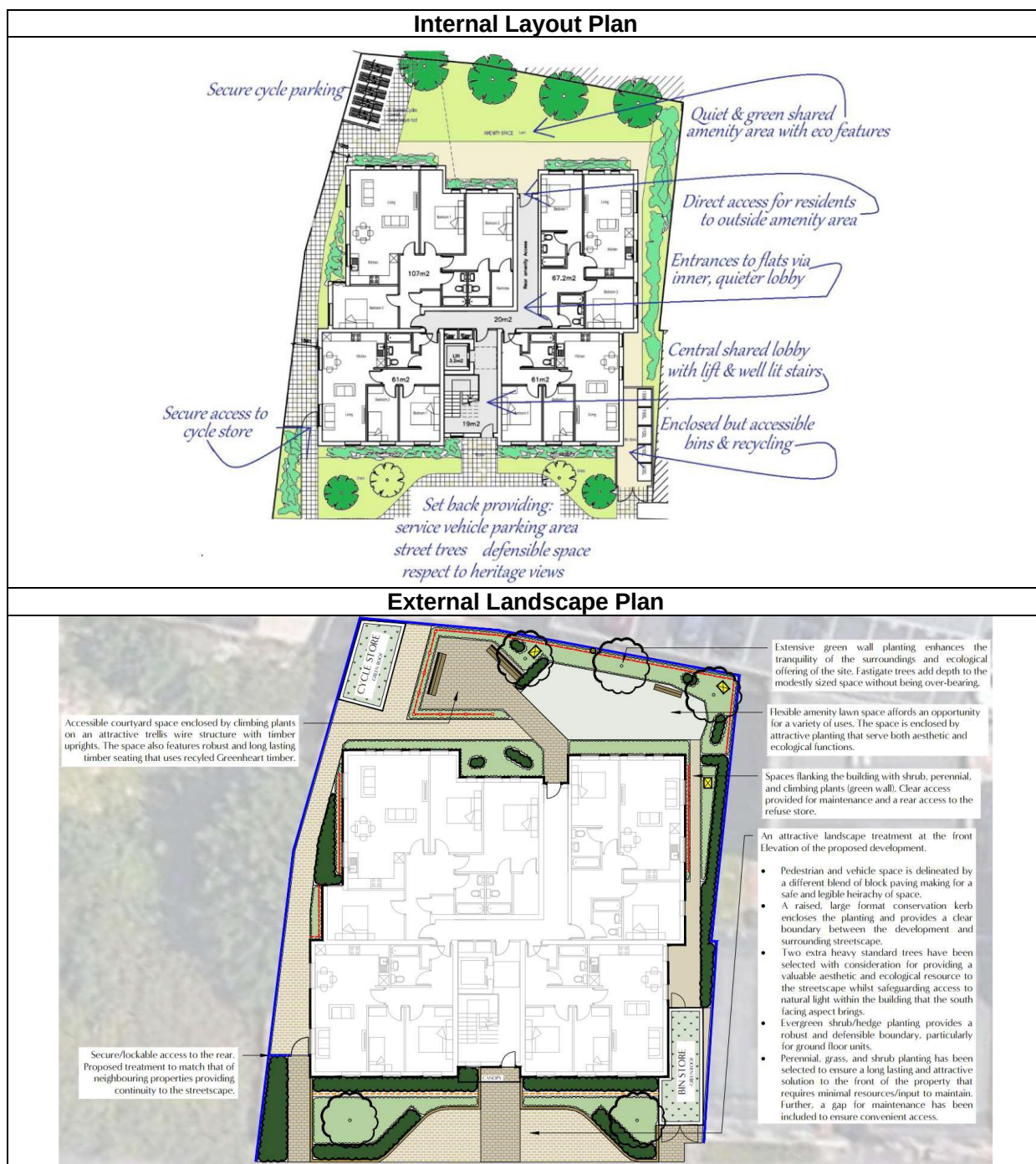
Maidstone Office
19-21 Albion Place
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ME12 5EG
Tel: 0162 296 2434

Cardiff Office
12 Cathedral Road
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CF11 9LJ
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EH1 3QB
Tel: 0131 5641789

Earth Environmental & Geotechnical
Ltd
Registered Office:
Mentor House, Ainsworth Street,
Blackburn, Lancashire, BB1 6AY
Registered in England.
No: 8436152

Figure 1 –Development Plans



In addition to the above plans, photographic evidence has been provided by the client showing the groundwork completed on site. These photos are presented within Figure 2.

Figure 2 – Validation Photographs

Photographs Showing Foundation Excavations



Photograph Showing Concrete Foundations Installed



6. Conclusions and Recommendations

EEGSL have been commissioned by Perfect Property Developments Ltd to provide a contamination validation letter covering development works completed at 75-81 Southampton Street, Reading, RG1 2QU.

EEGSL already submitted a ground investigation and remediation method statement which have been approved by the council under planning reference PL/24/0014. As part of the remediation method statement, it was concluded that no physical remedial works were required at the assessment, however a watching brief should be maintained by the groundworkers during development.

EEGSL can now confirm that In July 2024 the client completed of the groundwork's elements and the watching brief, which was maintained by the client and their representatives, has confirmed the absence of any visual or olfactory evidence of contamination during the development process.

A site strip of 100-150mm of material was also completed in June 2024, with waste transfer notes provided as evidence (see Enclosure 1).

Plans showing the as build ground floor, with a ventilated subfloor void, have also been provided by the client and are included within Enclosure 2.

Development plans and photographs of the site have been provided as evidence of the works completed, and these have been included within this validation letter.

EEGSL recommends that this report is submitted to the council in support of the discharge of Condition 10 & 11, and that confirmation from the council should be received prior to the site being occupied.

----- END OF LETTER REPORT -----

Yours Sincerely,

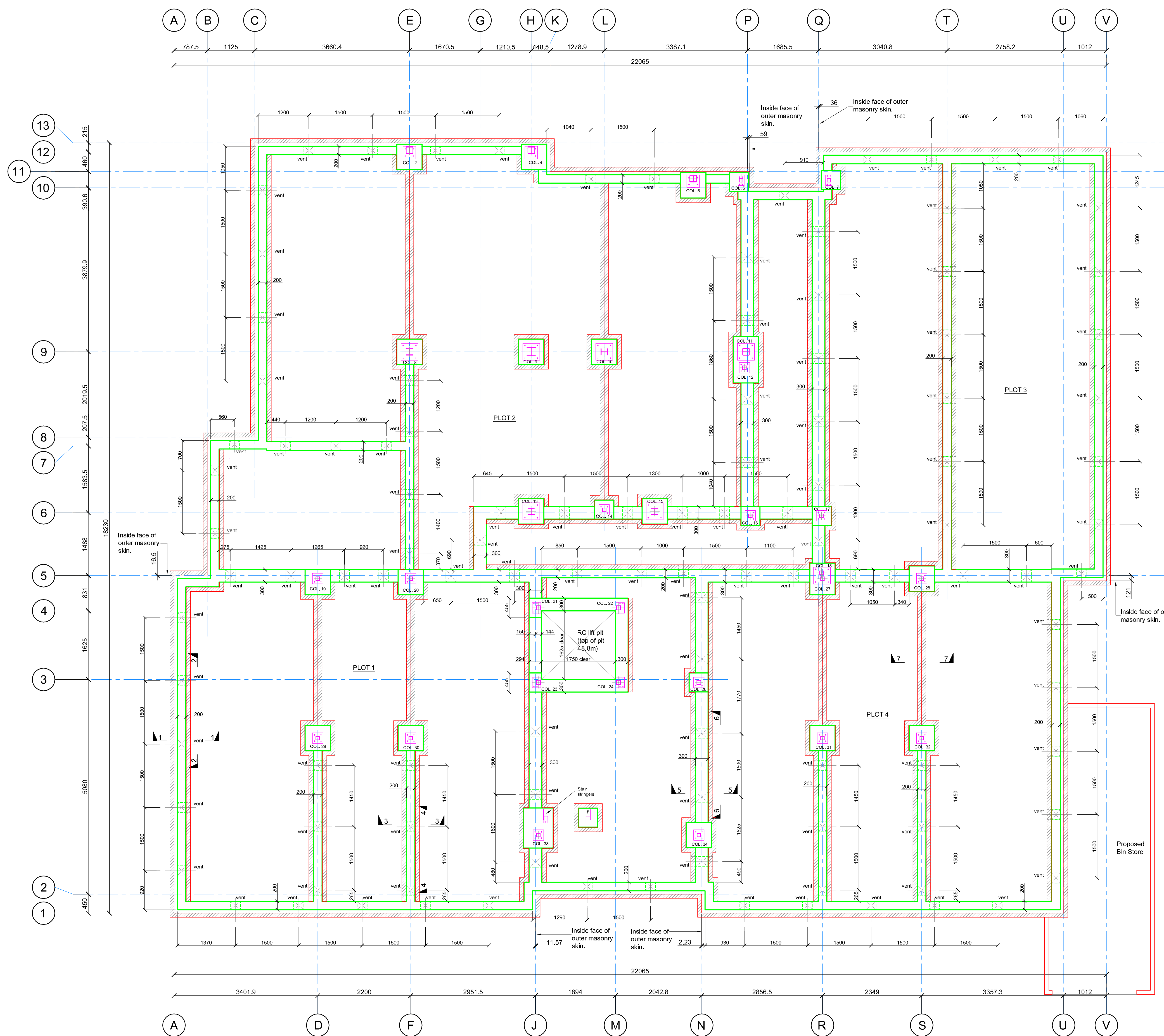


John Grace
Director
For and on behalf of Earth Environmental & Geotechnical (Southern) Ltd

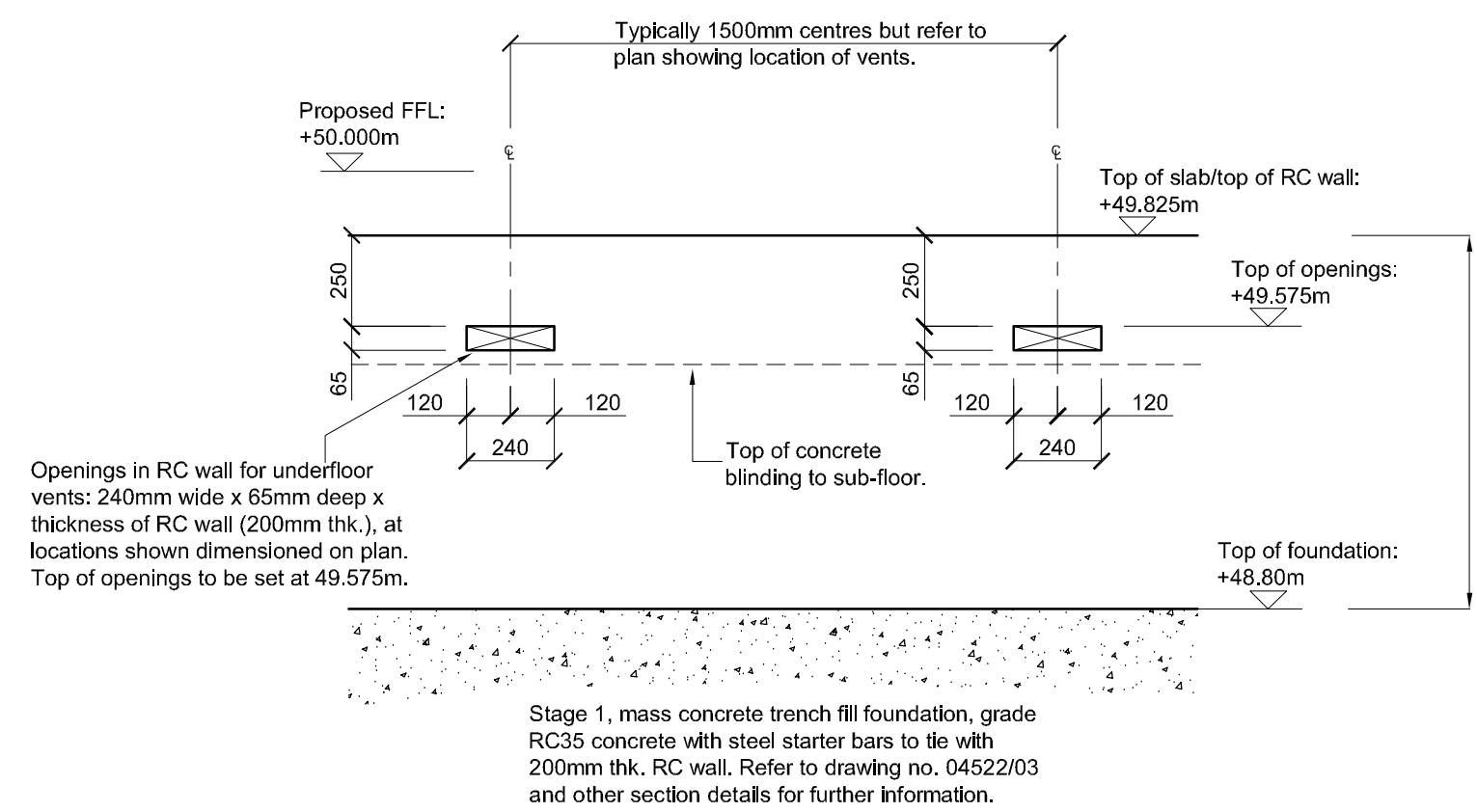
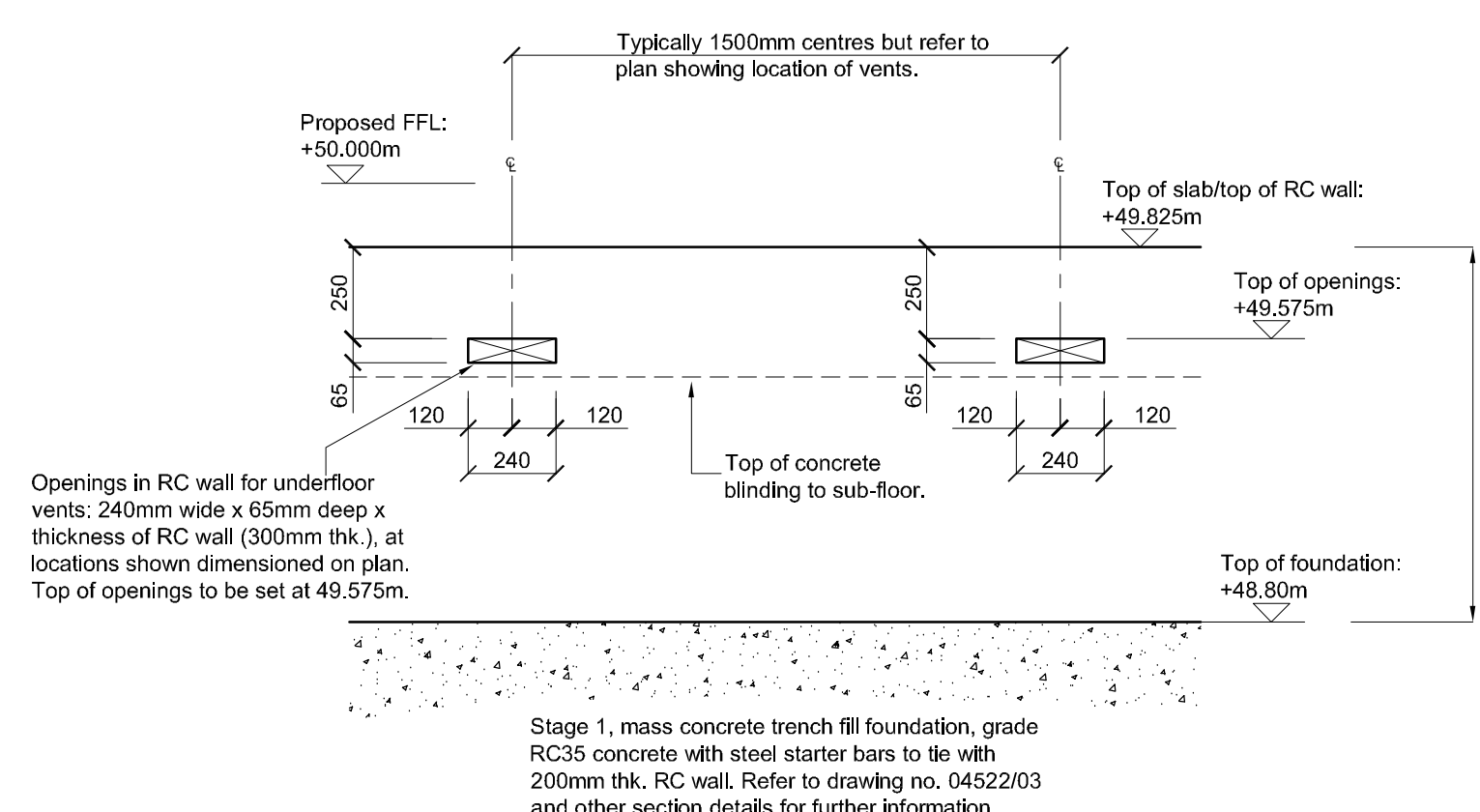
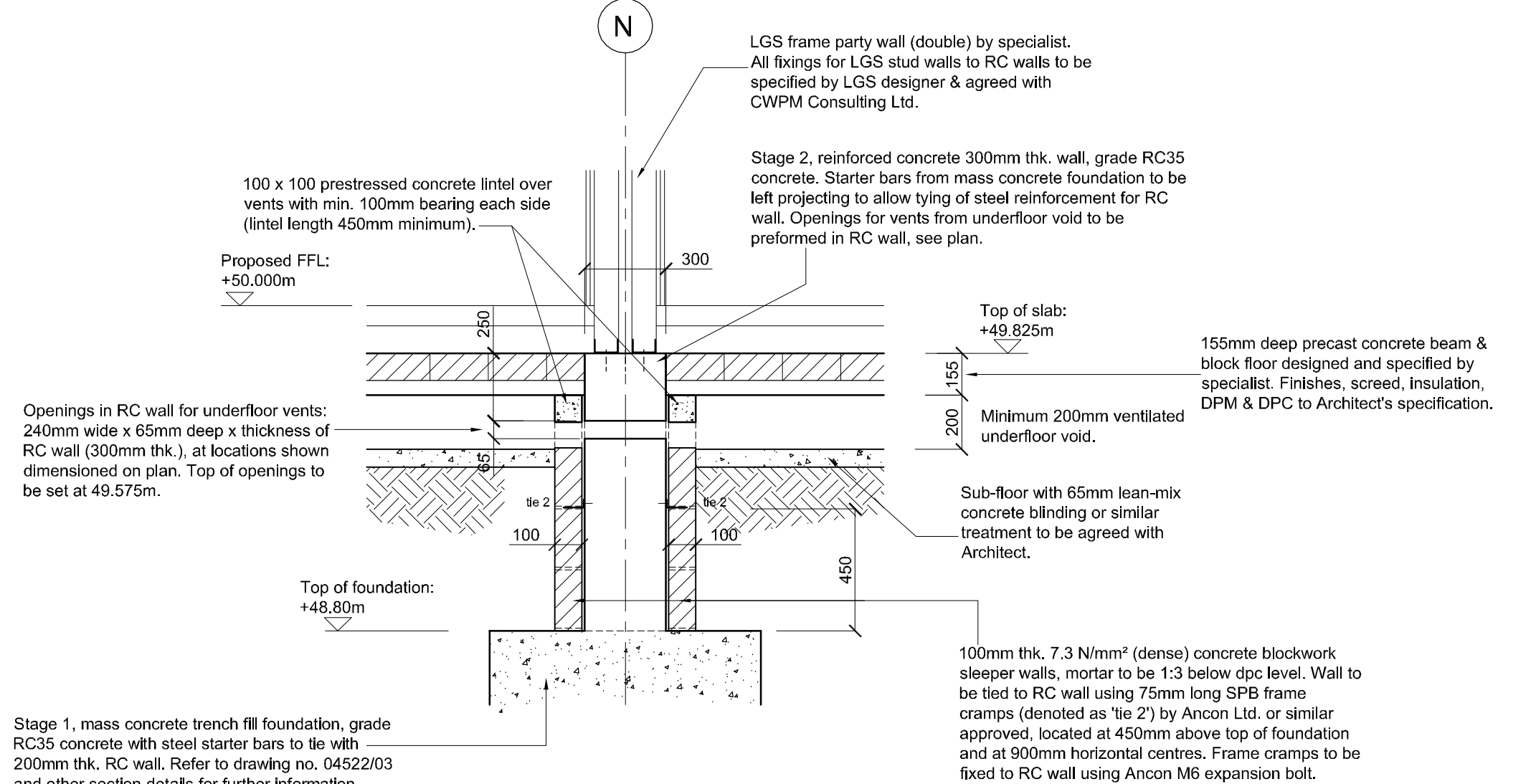
ENCLOSURE 1

GENERAL NOTES

- This drawing is subject to Copyright and must not be reproduced or used in any form without prior written permission from CWPM Consulting Ltd.
- All dimensions in mm unless noted otherwise. Do not scale this drawing, all dimensions must be checked on site prior to construction.
- This drawing to be read in conjunction with all other relevant Architect's & Engineer's drawings and specifications.
- If variations to information given is required Engineer to be consulted.
- The contractor is to be responsible for the correct setting out of work on site.
- The contractor is to be responsible for all temporary works and the general safety and stability of the building during construction of all existing structural elements.
- Minimum strength of blockwork / blockwork:
Bk - 20.0 N/mm² ; Bk - 7.3 N/mm² and as indicated on drawings. Mortar to be grade (M) to BS 5628 except in walls below DPC to be grade (i).
- All proprietary items to be used in accordance with manufacturers recommendations.
- All work undertaken prior to Building Regulation approval is the responsibility of contractor to ensure compliance with the requirements of the appropriate British Standards and/or Code of Practice.
- All design, materials, construction and workmanship to be in accordance with the requirements of the appropriate British Standards and/or Code of Practice.



SUB-STRUCTURE PLAN SHOWING OPENINGS FOR VENTS & DRAINAGE (1:50)

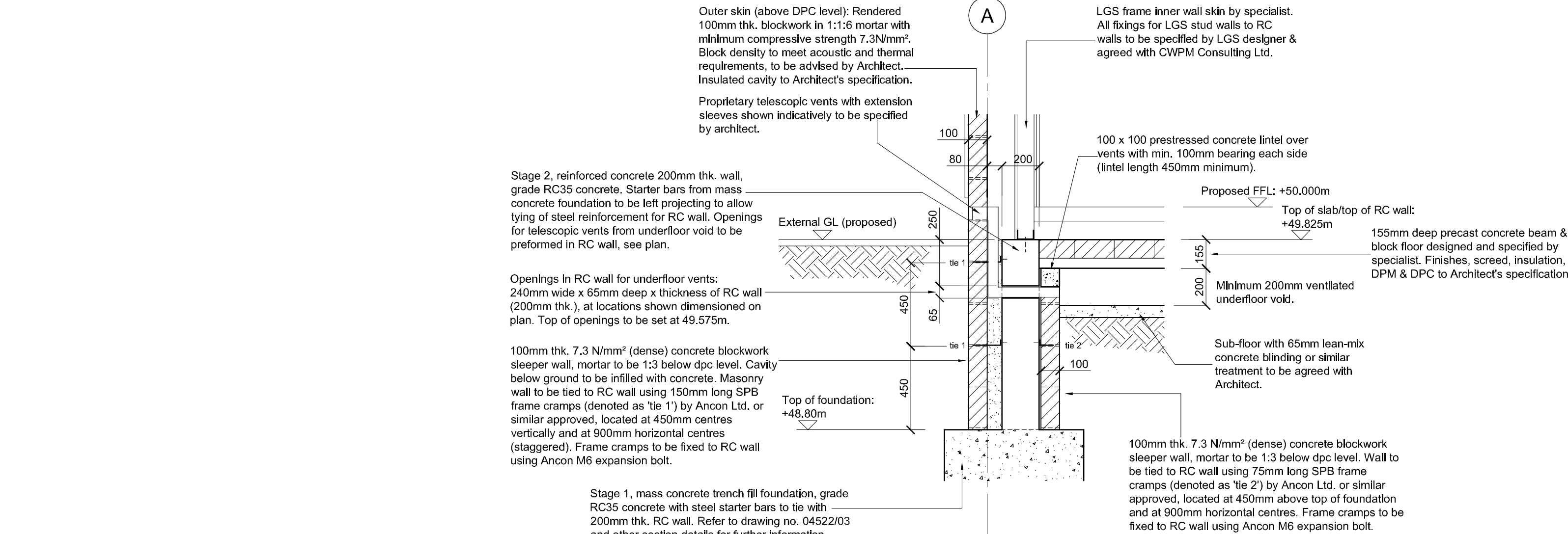
SECTION 4 - 4 (1:20)
Elevation on 200mm thk. RC wallSECTION 6 - 6 (1:20)
Elevation on 300mm thk. RC wall

SECTION 5 - 5 (1:20)

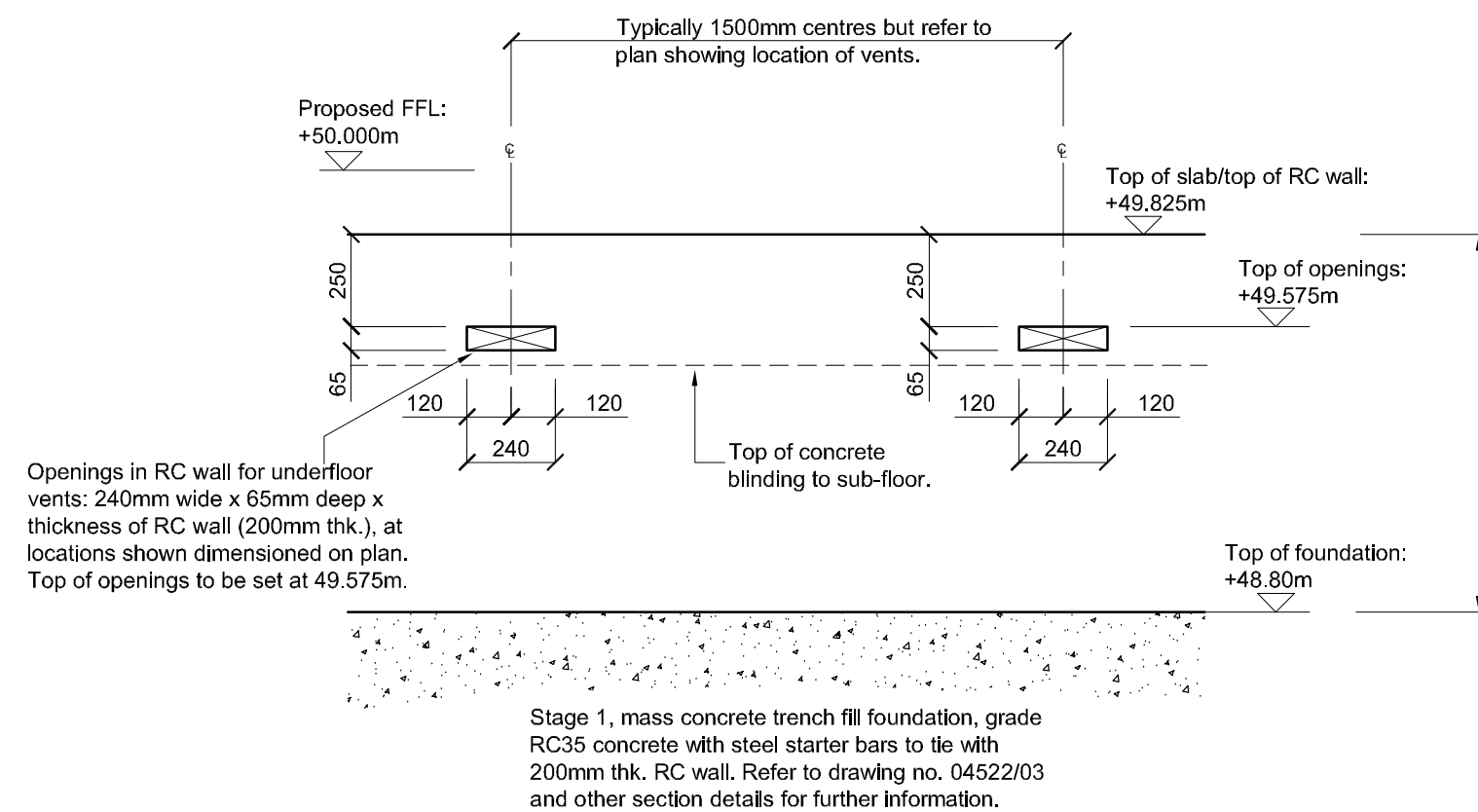
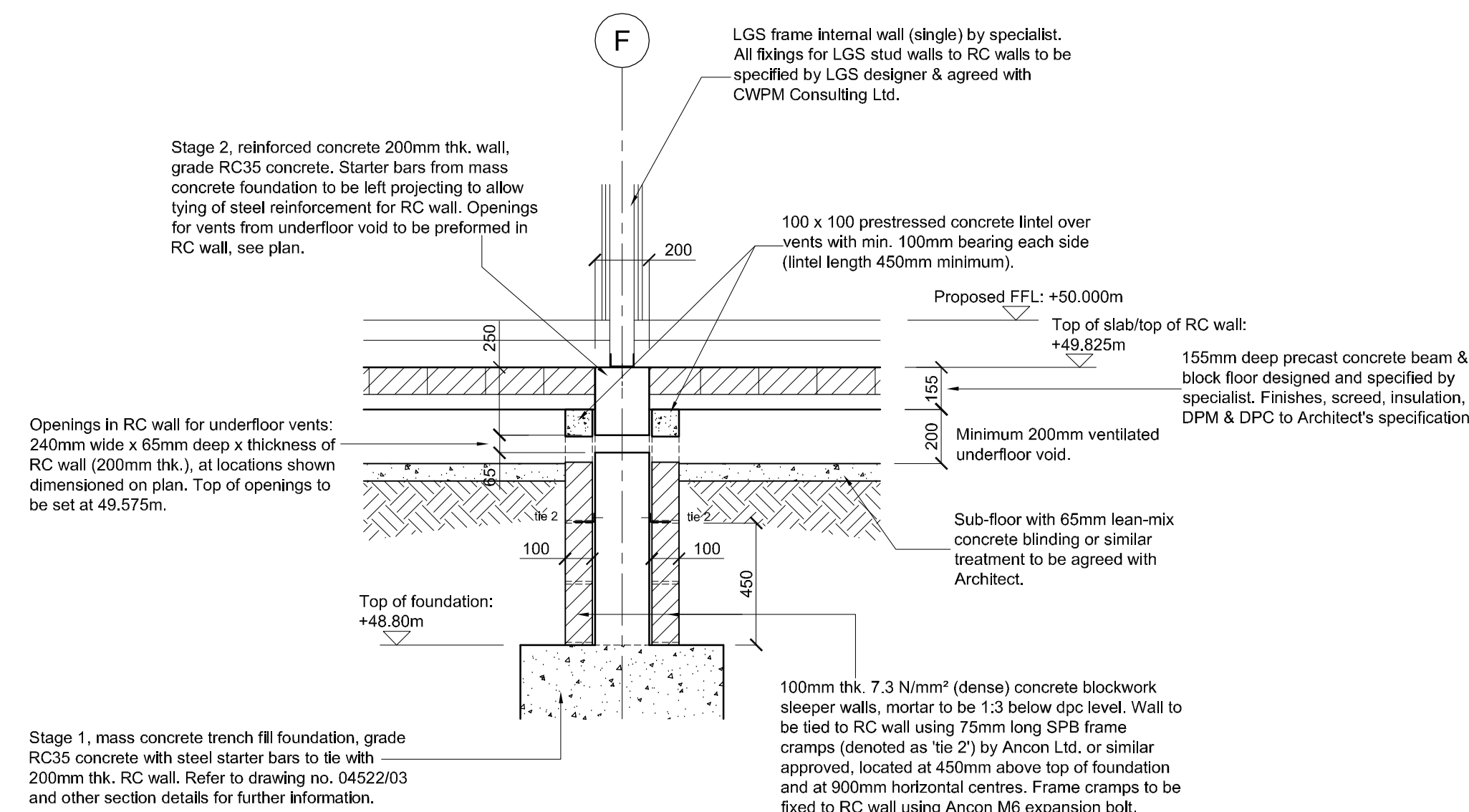
Refer to drawing no. 04522/03 for general information on foundation sizes and depths, RC walls & piers and ground floor slab.

OUTSTANDING MATTERS:

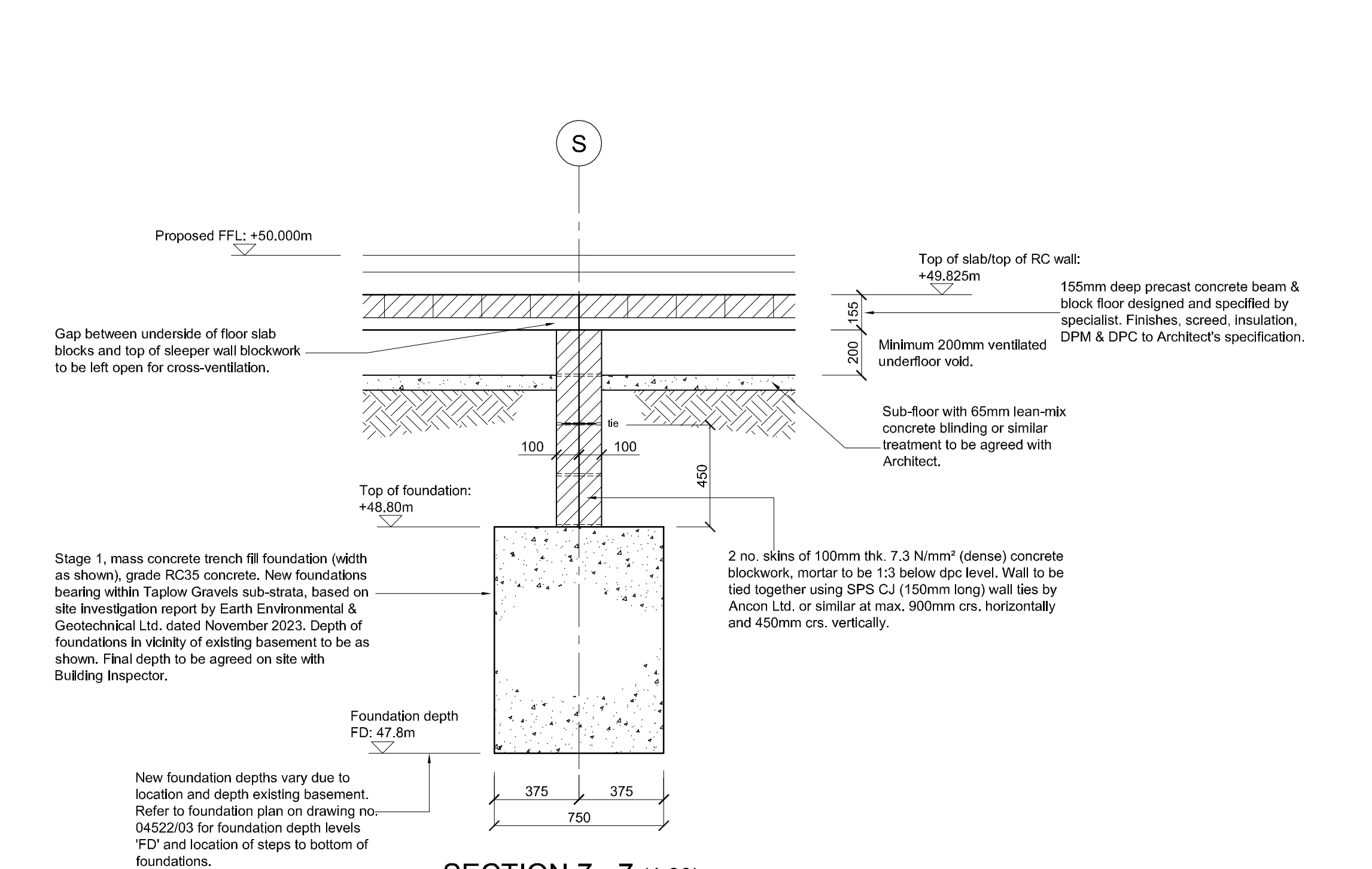
- A. Openings through RC walls for underground drainage pipes to be confirmed in due course.



SECTION 1 - 1 (1:20)

SECTION 2 - 2 (1:20)
Elevation on 200mm thk. RC wall

SECTION 3 - 3 (1:20)



SECTION 7 - 7 (1:20)

REV.	DESCRIPTION	DATE
C	Base plates & resin anchors to columns 2-7 and 21-24 updated to suit drawing received on 31.05.24. Existing corners to RC lift pit walls omitted to suit base plates to columns 21-24 and simplify construction. RC wall to lift pit only along gridline J changed to 250mm to align with face of 300 thk. RC wall along gridline J. No change to vent locations.	04.06.24
B	Position of steel stirrups base plates updated to suit staircase drawing received on 31.05.24. RC piers to stair risers and column 33 updated. Vent locations near column 33 updated. RC wall partly along gridline 5, adjacent to risers - RC wall thickness changed to 200mm instead of 300mm.	31.05.24
A	Updated to suit revised steel column locations and base plates received on 22.05.24. Top of RC piers set 125mm below RC walls. Top of mass concrete foundation revised to 48.80m. Columns 1, 3 & 25 omitted. RC walls partly along gridlines D, E, F, R & S changed to blockwork, along lengths where no LGS walls are proposed. Openings for vents updated. Section details 1-1 to 7-7 added.	30.05.24
REVISIONS		
CWPM CONSULTING		
Consulting Civil & Structural Engineers		
First Floor, Unit 7, Brook Business Centre Cowley Mill Road, Uxbridge, Middlesex UB8 3FX Tel: 01895 233000 Email: cwp@cwpmconsulting.com		
CLIENT: ELM LODGE DEVELOPMENTS LTD		
PROJECT: 75 - 81, SOUTHAMPTON STREET, READING RG1 2QU		
DRAWING: SUB-STRUCTURE PLAN SHOWING OPENINGS FOR VENTS & DRAINAGE		
SCALE: as shown at A0	DATE: MAY 2024	DRAWN BY: 04522 / 04
		REV: C

ENCLOSURE 2

**MIDDLESEX READYMIX
CONCRETE LTD**

**CONTROLLED WASTE
TRANSFER NOTE
NO. 0101**

Name of Hauler: ~~MRS~~ HCL

Date: 17/06/24 Time: Vehicle Reg. No: LK66 R2R

Site Address:

Southampton Street
Reading
RG1 2QU

VOLUME

Gross: 32000

Tare: 12400

Net:

HOW CONTAINED

CARGO	☐	GRAB	☒
TRANSIT	☐	OTHER	☐
TIPPER	☐	IF 'OTHER'	☐
SKIP	☐	Please specify	☐

DELIVERY ☐

COLLECTION ☒

EXCHANGE ☐

DESCRIPTION

☐	CONCRETE AWAY
☐	17.01.07 CLEAN HARDCORE
☐	17.09.04 MIXED CONSTRUCTION
☒	17.05.04 CLEAN / INERT MUCKAWAY
☐	20.03.01 MIXED HOUSEHOLD/COMMERCIAL
☐	16.01.03 END OF USE TYRES
☐	17.04.07 MIXED METAL
☐	17.02.01 WOOD
☐	20.02.01 GARDEN / PARK WASTE
☐	17.05.03 SOIL & STONES CONTAMINATED

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the waste (England and Wales) Regulations 2011

MRC SIGNATURE:

PRINT NAME:

HAULER SIGNATURE: 

PRINT NAME: Harry

HAULAGE COMPANY
TICKET NO:

DISPOSAL SITE:

**SHOULD ALL OF THE ABOVE BOXES NOT BE COMPLETED/FILLED IN PROPERLY
THIS MAY RESULT IN A NON PAYMENT OF INVOICE**



**WMK HAULAGE
LIMITED**

Company Number 08725466

 JA SIDHU
SUKH BRAR

 WMK.HAULAGE@GMAIL.COM

 07426999000, 07853207625

CONVEYANCING/CONTROLLED WASTE TRANSFER FORM Ticket No. 3

DATE & TIME		SITE ADDRESS	
04/06 15:00		D. MOULD READING	
VEHICLE REG		NAME OF PERSON INCHARGE OF REG	
BD65KHR		P. SINGH	
WEIGHT VOLUME		WEIGHT	GROSS
			TAER
			NET
SIC CODE		DESCRIPTION	
SECTION A: DESCRIPTION OF MATERIAL			
☐	MUCK SOIL	17 05 04	ALL MUCK COLLECTED IS CLEAN
☐	BRICK/RUBBER/HARDOCRE	17 01 07	INSERT CATEGORY "A" UNLESS
☒	CONCRETE	17 01 01	SPECIFIED OTHERWISE
☐	OTHER		
SECTION B: CURRENT HOLDER OF WASTE/MATERIAL/COLLECTION POINT			
NAME <u>H.C.L.</u>			
ADDRESS <u>77 SOUTHAMPTON ROAD</u>			
WASTE REG NO. <u>READING</u>			
SECTION C: PERSON COLLECTING WASTE			
WMK HAULAGE LTD		WASTE CARRIER LISENCE CBD11245233	
SECTION D: AUTHORISED TIP			
NAME _____		TIP SIGNATURE	
ADDRESS _____			
DATE _____			

note: WMK Haulage LTD will accept no liability or cost relating to acceptance of this ticket without prior agreement with our office





**CONTROLLED WASTE
TRANSFER NOTE
NO. 1374**

Name of Hauler: W M L

Date: 21.6.24 Time: Vehicle Reg. No: BD 65 KLR

Site Address: H.C.L.

SOUTHAMPTON S.T.

LOADING

.....

.....

HOW CONTAINED

CARGO ☐ GRAB ☐

TRANSIT ☐ OTHER ☐

TIPPER ☒ IF 'OTHER' ☐

SKIP ☐ Please specify ☐

.....

DESCRIPTION

☐ CONCRETE AWAY

☒ 17.01.07 CLEAN HARDCORE

☐ 17.09.04 MIXED CONSTRUCTION

☒ 17.05.04 CLEAN / INERT MUCKAWAY

☐ 20.03.01 MIXED HOUSEHOLD/COMMERCIAL

☐ 16.01.03 END OF USE TYRES

☐ 17.04.07 MIXED METAL

☐ 17.02.01 WOOD

☐ 20.02.01 GARDEN / PARK WASTE

☐ 17.05.03 SOIL & STONES CONTAMINATED

VOLUME

Gross:.....

Tare:.....

Net:.....

DELIVERY ☐

COLLECTION ☒

EXCHANGE ☐

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the waste (England and Wales) Regulations 2011

HCL SIGNATURE: [Signature]

PRINT NAME: R. Dore

HAULER SIGNATURE: [Signature]

PRINT NAME: [Signature]

HAULAGE COMPANY
TICKET NO: 2 2

DISPOSAL SITE:

**SHOULD ALL OF THE ABOVE BOXES NOT BE COMPLETED/FILLED IN PROPERLY
THIS MAY RESULT IN A NON PAYMENT OF INVOICE**



**CONTROLLED WASTE
TRANSFER NOTE
NO. 1370**

Name of Hauler: WMC GRAB HIRE

Date: 17/08/14 Time: Vehicle Reg. No: BD65 KHR

Site Address: HCL Formwork
Southampton Street
Reading
RG1 2QU

VOLUME

Gross:

Tare:

Net:

HOW CONTAINED

CARGO	☐	GRAB	☐
TRANSIT	☐	OTHER	☐
TIPPER	☒	IF 'OTHER'	☐
SKIP	☐	Please specify	☐

DELIVERY ☐

COLLECTION ☒

EXCHANGE ☐

DESCRIPTION

- | | |
|-------------------------------------|-------------------------------------|
| ☐ | CONCRETE AWAY |
| ☒ | 17.01.07 CLEAN HARDCORE |
| ☐ | 17.09.04 MIXED CONSTRUCTION |
| ☐ | 17.05.04 CLEAN / INERT MUCKAWAY |
| ☐ | 20.03.01 MIXED HOUSEHOLD/COMMERCIAL |
| ☐ | 16.01.03 END OF USE TYRES |
| ☐ | 17.04.07 MIXED METAL |
| ☐ | 17.02.01 WOOD |
| ☐ | 20.02.01 GARDEN / PARK WASTE |
| ☐ | 17.05.03 SOIL & STONES CONTAMINATED |

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the waste (England and Wales) Regulations 2011

HCL SIGNATURE: [Signature]

PRINT NAME: Harry SANDHU

HAULER SIGNATURE: [Signature]

PRINT NAME: P. SINGH

HAULAGE COMPANY
TICKET NO: 03

DISPOSAL SITE:

**SHOULD ALL OF THE ABOVE BOXES NOT BE COMPLETED/FILLED IN PROPERLY
THIS MAY RESULT IN A NON PAYMENT OF INVOICE**