
Planning Consultation response - 1 Elgar Rd

From Rebecca Moon <rebecca.moon@reading.gov.uk>

Date Tue 05/08/2025 12:52

To Rejwerska, Marcelina <Marcelina.Rejwerska@reading.gov.uk>

Warning!
For the attention of
RBC, BfC Staff and Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

INTERNAL MEMORANDUM

From: Rebecca Moon - Principal Environmental Health Officer

Date: 05/08/2025

Application Number:

Premises Address: 1 ELGAR ROAD, READING, RG2 0BH

Application For: Change of use to residential

Environmental Protection concerns

- Contaminated Land
- Construction and Demolition phase

- Contaminated Land

The contaminated land desk study concludes that a watching brief should be sufficient for the site provided that: the basement is not going to be habitable, and there will be no soft landscaping. **If those elements change then further assessment will be required.** Otherwise, the following applies:

Recommended condition

- **CO6 UNIDENTIFIED CONTAMINATION**

In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

Construction and demolition phases - extensions / renovations

We commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments.

I recommend the following informative is attached to help prevent complaints.

Recommended Informative

Noisy construction, demolition and associated activities should be restricted to between the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 08:00hrs to 13:00hrs on Saturdays, with no noisy works taking place at any time on Sundays and Bank or Statutory Holidays.

There should be no burning of waste on the site.

Dust emissions to air should be minimised by good practice measures.

Capping of redundant drains/sewers should be carried out to reduce the risk of vermin ingress.

Construction and demolition phases

We have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses).

Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability.

If you have any queries please contact me.

Kind regards,

Rebecca Moon

Principal Environmental Health Officer

[ref:a1bP200000BwNAoIAN;d5d7f21a09c55bc08dbcee44d0c5c143:ref]