

Jonathan Markwell
Reading Borough Council

Our ref: WA/2025/132523/01-L01
Your ref: PL/25/1188

Sent by email

Date: 18 September 2025

Dear Jonathan

**Discharge of condition 5 (Contamination Assessment) of planning permission
PL/22/0258, as allowed on appeal (Ref: APP/E0345/W/23/3315618) on 02/04/2024**

220 Elgar Road South, Reading, RG2 0BW

Thank you for consulting us on the above application which we received on 1 September 2025. The scheme does address the concerns we raised previously in relation to part (i) but we have the following specific comments:

In the Refined Recommendations 4.5, it is recommended that the works are undertaken post demolition. We do not object to this provided the site is protected from any increase in infiltration as a result. However, this is a matter for you to decide as Condition 5 specifically states *prior to demolition*.

In relation to section 5.1 of the scheme:

- It is stated that *Groundwater samples will be recovered from all boreholes with sufficient groundwater for sampling*. It is important that the new boreholes are installed so that there is sufficient depth to allow for sampling, including at minimum groundwater levels, in the Chalk.
- The sampling methodology should be appropriate to the sampling technique used.
- The proposed sample analysis is not sufficiently comprehensive for the groundwater assessment.

Reporting

It should be noted that groundwater sample analysis should not only be compared with Environmental Quality Standards (EQS) but also other appropriate measures, including Drinking Water Standards (DWS).

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Michelle Waterman-Gay
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