

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Mr Chris Fielder

Application No: PL/25/1349

Application type: Non-Material Amendment

Applicant: Mr Luke Dickson

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non-material amendments to permission 220258 (allowed on appeal [APP/E0345/W/23/3315618] on 02/04/2024 for 'a residential redevelopment comprising demolition of existing single storey building and erection of 16 dwellings together with associated works- revised scheme following the refusal of application 210526') to alter the wording of condition 5 (contaminated land), amending the trigger point for the approval of details from pre-demolition to pre-construction.

At: 220 ELGAR ROAD SOUTH, READING, RG2 0BW

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 21/10/2025



**Acting Assistant Director, Planning,
Transport & Public Protection** *JPM*

Application At: 220 ELGAR ROAD SOUTH, READING, RG2 0BW
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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 5

No development shall commence on site, **excluding** demolition and any preparatory works, until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monument.

If found necessary by this assessment to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation, prior to commencement of development (**excluding** demolition and any preparatory works), a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

The approved remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation

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carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

Reason: These details are required due to insufficient information being contained within this submission and 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 Borough Local Plan 2019.

INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission allowed on appeal on 02/04/2024 under reference number 220258, and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a, such as PL/24/1015 agreed on 20/09/2024) for this development should be read together.
2. In reaching this decision, the local planning authority is satisfied that the change proposed by this application does not constitute a material change to the approved planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine the application under the non-material amendment procedure within the statutory timeframes.
4. As per the Environment Agency comments (Ref WA/2025/132523/01-L01, dated 18/09/2025, as part of on-going separate application PL/25/1188), you are reminded to ensure that, in agreeing this change, the site is protected from any increase in infiltration. In this regard it is noted that Ground&Water has confirmed, via an email received on 21/10/2025, that there may be a temporary increase in infiltration whilst risk assessment works take place. As such, to mitigate this, Ground&Water has indicated that the intention is for a series of French Drains (potentially in a herringbone pattern) to be installed post demolition of the building, which will collect surface water and discharge to the existing outfalls onsite, associated with the former building/car park. This is in order to ensure that there is no increase in infiltration as the Environment Agency seek. The Local Planning Authority is satisfied with the approach suggested by Ground&Water and will expect this to be followed in practice at the site.

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