



Planning Department
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

9 December 2025

Dear Sir / Madam

Approval of details reserved by Condition 6 (Contamination Assessment) - Abbey Gardens, Abbey Street, Reading, RG1 3BA

On behalf of the McGrath Group, I hereby submit an application for the approval of details reserved by Condition 6 of prior approval PL/25/0918 which states:

No development shall commence on site including 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; and*
 - archaeological sites and ancient monuments.*

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.

The attached information is submitted to discharge the condition:

- Supplementary Desk Study Report prepared by Geo-Environmental Service Provider (report ref: 018-25-1188-11R1)

The application has been submitted via Planning Portal with reference PP-14552994.



I trust you have all the information necessary to discharge this planning condition, but please do contact me if you have any queries.

Yours sincerely

Sian Thomas MRTPI
Principal Planner