

**Date:** 29 April 2025  
**Application:** 251003



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Environmental Health

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Environmental Health,

**Discharge of condition Consultation**

**Application Number:** 251003

**Applicant:** mr mitch mcdonagh

**Site Address:** Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU

**Parish:** Swallowfield

**Grid Reference:** Easting - 472874, Northing - 163453

**Type of Development:**

**Proposal:** Application for submission of details to comply with the following condition of planning consent 242193 dated 22.10.2024. Condition 3 relates to preliminary contamination risk assessment; 5 to asbestos survey and removal plan; 6 to boundary treatment.

**Case Officer:** Benjamin Hindle

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251003. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                             |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Chris Christofis<br>Env Protection Officer                                                                                                                                                                                                                  |                |        |
| <b>Service</b>              | WBC Environmental Health                                                                                                                                                                                                                                    | <b>App No:</b> | 251003 |
| <b>Address:</b>             | Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU.                                                                                                                                                                                                     |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following condition of planning consent 242193 dated 22.10.2024. Condition 3 relates to preliminary contamination risk assessment; 5 to asbestos survey and removal plan; 6 to boundary treatment. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                             |                |        |
| <b>Site Visit Made:</b>     | No                                                                                                                                                                                                                                                          |                |        |

## Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

## Comments On Proposal

On review of the documents for this application I can see that following advice they have produce a good asbestos survey and remediation plan, this calls for a full asbestos removal plan, we will want to know who the contractor is for this work and their method statement. This work needs to be done carefully and their needs to be protection for the surrounding area as waste asbestos is removed from site (usually properly sealed containers). This method statement should be reviewed and approved by the LA.

The recommended 600mm/2ft capping is acceptable, again this must be done with a watching brief for any unexpected contamination and a verification report produced and presented for approval declaring all of the necessary remediation has been completed and the site is fit for purpose.

Partial discharge, in that the direction is clear, the investigation reports are good, but until the works are complete and the final verification report is completed, we cannot have full discharge for conditions 3 and 5.

No objection to discharge for condition 6

## Conditions & Reasons (if required)

|              |            |                |              |
|--------------|------------|----------------|--------------|
|              |            |                |              |
| <b>Date:</b> | 29/05/2025 | <b>Signed:</b> | C Christofis |