

Date: 11 June 2025
Application: 251029



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Mrs Michelle Purnell,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 232886**

Application Number: 251029

Applicant Name: Mr Anthony Sharp

Site Address: Hurst Grove, The Stables, Sandford Lane, Hurst, Wokingham, RG10 0SQ

Proposal: Application for submission of details to comply with the following condition of planning consent 232886 dated 16/01/2024. Condition 3. Land Contamination.

A list of the agreed details for the condition being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to condition 3. The condition is discharged in accordance with the approved details.

Yours sincerely,
Development Management & Compliance

BJC

Authorised by:

Condition	Plan Number/Report Details	Date Received	Comments
Condition No.3	PHASE 2 REPORT ON A SITE INVESTIGATION '25/13095/GO', produced by ALBURY S.I. LTD	30/04/2025	Application 232886, approved in January 2024, comprised the following development: <i>'Prior approval submission for the proposed change of use of the commercial premises to 1 no. dwelling (Use Class C3).'</i> Condition 3 stated the following: <i>'Land Contamination A preliminary Risk Assessment must be conducted in line with the Land Contamination Risk Management procedure as defined by the Environment Agency to determine if any gas protection measures are required, and if so, identify these in a clearly defined scheme of works. The preliminary report must be presented to the local authority and any risk or remediation measures agreed prior to occupation of development. Any necessary mitigation measures are to be maintained in perpetuity.'</i> A subsequent application was made (ref: 240973), which sought to discharge the aforementioned condition. This included a Phase 1 Preliminary Risk Assessment (07 March 2024), however, as this did not include a clearly defined scheme of works including any risk or remediation measures to be implemented, the full requirements of the condition were deemed to not be fully met and therefore only part discharge of the condition was approved. The Phase 2 survey has concluded that no such remedial protective measures are requested and therefore no

Condition	Plan Details	Number/Report	Date Received	Comments
				further details are required for the discharge of condition 3. The condition is discharged in accordance with the approved details.