APPLICATION NO:
CON/2001/5365

LOCATION:
Land at Island Road & Manor Farm Sewage Treatment Works, Reading Berks.

APPLICANT:
Thames Water C/O Roger Miles Planning Ltd

PROPOSAL:
Consultation from Reading BC on an application for the construction of a new sewage works. Amendments to consent 00/00695/FUL.

EARLIEST DATE FOR DECISION: **24/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/12/2001

CASE OFFICER: Natalie Brown

474

DO

RAILEX
Marbleboard

EASIFILE EP7

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 12 February 2002
Your ref: 01/01469/VARIAT/RE
My ref: NB/MLT/CON/2001/5365

Richard Eatough
Planning Department
Reading Borough Council
Civic Centre
Reading
RG1 7TD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Eatough

PROPOSED VARIATION OF CONDITION AT SLUDGE BEDS, ISLAND ROAD, READING

I refer to your consultation letter received on the 7 December 2001 with reference to the above, and apologise for the delay in replying.

Due to the proposed development being located significantly from this Council's boundary, this Council raises no objection to the proposed development.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Natalie B Hill

WORK SHEET FOR :

Application Number : CON/2001/5365

Applicant : Thames Water C/O Roger Miles Planning Ltd.

Location : Land at Island Road & Manor Farm, Sewage Treatment Works, Reading, Berks.

Proposal : Consultation from Reading BC on an application for the construction of a new sewage works. Amendments to consent 00/00695/FUL.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : 30/1/02

Date Registered : 03/12/2001

Earliest Date for Decision : 24/12/2001

Latest Consultation Date/Site Notice Expiry Date : 24/12/2001

This application will have expired on: 31/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Parish Council : "no comment"

Planning Issues :

Application Number: CON/2001/5365

Appraisal :

Due to the proposed development being located a significant distance from the District boundary with this Council – there are no objections raised to the application

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number CON/2001/5365
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Land at Island Road & Manor Farm Sewage Treatment Works Reading Berks.

APPLICATION NUMBER: CON/2001/5365

OFFICER:

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Sewage.
Ind/office
along A33.

3. DESCRIPTION OF SITE/BUILDING

Big away from District Boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

F/2001/5297
Location: Land adjoining Grange Lodge, Cutbush Lane, Shinfield
Proposal: Proposed change of use of vacant land to stationing of two mobile homes for gypsies
Officer: Edward Oteng
Observations: The Shinfield Parish Council strongly objects to this planning application.
It fails to satisfy WH12 in that need has not been established.
There is in fact an adverse impact on the open character of the countryside.
The vista across the Loddon Valley would be blocked should the site be made visually well contained as required by condition (b) of this policy.
There would be an adverse effect on the amenities enjoyed by nearby properties.
The area is a designated WDDLP archaeological site and is subject to the requirements policy WHE15.
Finally, it interferes with the setting of a Grade II listed building.

O/2001/5143
Location: Land adjoining 171 Hyde End Road, Spencers Wood
Proposal: Outline application for the proposed erection of one detached dwelling
New Plans: Site plan amended to show site lines. Drawing 5252:01:1 Rev A.
Observations: We object on the basis that it is a greenfield site in open countryside and fails to conform with PPG3 (Housing 2000) guidelines

F/2001/5319
Location: 63 Shirley Avenue, Whitley, Reading
Proposal: Proposed erection of replacement garage
Officer: Joanna Medler
Observations: No comment

F/2001/5370
Location: 85 Clares Green Road, Spencers Wood
Proposal: Proposed first floor rear extension to dwelling plus new front porch and roof on existing dormer
Officer: Heidi Lynch
Observations: No comment

NAB. CON/2001/5365 ADJOINING PARISH CONSULTATION
Location: Land at Island Road & Manor Farm, Sewage Treatment Works, Reading
Proposal: Consultation from Reading BC on an application for the construction of a new sewage works. Amendments to consent 00/00695/FUL
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CR	
1 DEC 2001	
COPIES TO:	

12th December 2001

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:
REVISED PLAN: F/2001/4748 (REVISIONS X 2)
Location: 102 Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 40 dwellings
NEW PLANS: I. Corrected site layout of nos 100,110a, 100b and 100c Grazeley Road. Drawing PLA/100 Rev H

NEW PLANS: II. Re-siting of proposed dwelling on plot 32, and re-siting of proposed pumping station. Drawing PLA/100 Rev J.
Officer: Angela Odell
Observations: No comment

F/2001/5239
Location: World of Water, 166 Hyde End Road, Shinfield
Proposal: Proposed erection of toilet facilities
Officer: Elaine Vashi
Observations: No comment

F/2001/5240
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of 1.6 metre high brick wall to front of dwelling (Retrospective)
Officer: Helen Pollock
Observations: No comment

F/2001/5250
Location: Pearmans Glade, Shinfield Road, Shinfield
Proposal: Proposed erection of two dwellings with garages
Officer: Angela Odell
Observations: No comment

Continued...

Application Number : CON/2001/5365	**Map No :**
Case Officer : NAB	**Site Area :**
Valid Date : 3/12/01	**Received Date: 03/12/2001**

Level : Delegated Application

Description : Consultation from Reading BC on an application for the construction of a new sewage works. Amendments to consent 00/00695/FUL.

Location : Land at Island Road & Manor Farm, Sewage Treatment Works, Reading, Berks.

Parish : **Ward :**

Applicant : Thames Water C/O Roger Miles Planning Ltd.

Fee Required: £0 **Fee Received: £0**

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

NEIGHBOURS

.....

.....

.....

.....

.....

.....

.....

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Shurfield ✓ 11/12

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

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.....

.....

.....

.....

Reading
BOROUGH COUNCIL

PLANNING SERVICES | PT
OL | DM
07 DEC 2001

Mr Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Wokingham District Council
Planning Services
PO Box 157
Council Offices
Shute End
WOKINGAM
Berkshire
RG40 1WR

Our Ref: 01/01469/VARIAT
Your Ref:

Direct: ☎(0118) 939 0450

04 December 2001

Your contact is: Christopher Bintcliffe

Dear Sir or Madam:

APPLICATION 01/01469/VARIAT – CONSTRUCTION OF NEW SEWAGE WORKS ISLAND ROAD READING

We have recently consulted you concerning the application above, but information submitted in support of the application by Thames Water, the applicant, was inadvertently omitted. This information, among other things, describes how this particular proposal for the sewage works differs from the previous application submitted in June last year and decided on 06 November this year.

I apologise for this omission, but in the circumstances, will not expect a response now before 28th December 2001.

Yours faithfully

CR Bintcliffe

Christopher Bintcliffe
Planning Technician

Beacon Council
2001-2002
Town Centre Regeneration

011469

- The Inlet Works Building [1] is reduced in size and the elevations amended to reflect changes to the internal layout;
- The Lamella Building [4] is re- sized;
- The Power and Administration Building [3] is reduced in size and the elevations amended to reflect changes to the internal layout;
- The Blowers will be housed within the Aeration Plant Room [5a] immediately to the north of the BNR [5];
- The material proposed for the covers to the BNR [5] and Aeration Plant Room [5a] has been changed;
- The location of the Sludge Building [9] and Digesters [10] has been transposed;
- The dewatering plant has been removed from the Sludge Building [9] and is now combined with the Digested Sludge Buffer Tanks in a separate structure [11];
- The Sludge Building [9] is reduced in length;
- The Sludge Silos [7] have been reduced in number, resized and re-located adjacent to the new dewatering plant [11];
- The Emergency Sludge Storage Area is removed; and
- The nature and intensity of lighting is changed.

The numbers refer to process elements shown on drawing number 6MNC/A1/1101/IN.

6. Other more minor changes are made throughout the site. These are fully scheduled in Secction 2 of the accompanying Environmental Statement.

Environmental Effect

7. The proposed changes have been considered in relation to their potential environmental effect. In most cases, the scale and nature of the proposed revisions was found to be insufficient to give rise to any environmental effect that had not previously been considered in full in granting the previous planning permission. Three areas were, however, identified as requiring more detailed assessment because of the possibility that the changes might have a greater or lesser impact than previously assessed. The three subject areas so identified were air quality and odour, noise, and landscape and visual impact.

8. Whilst comprehensive re-assessments were undertaken in respect of each of these subject areas, the main components that were felt could potentially give rise to change were as follows:

Air Quality/Odour: Realignment and re-positioning of the sludge silos and the removal of the emergency sludge stocking area.

Noise: Removal of the blowers from the power and administration building and the construction of a separate aeration plant room and general changes to the positioning and orientation of buildings on site.

Visual Impact: Resizing of the inlet works, power and administration building and sludge building; the transposition both of the power administration building and the lamellas and of the sludge building and digesters; the construction of a separate dewatering building; the repositioning and resizing of the sludge silos; changes to the surface dressing of the BNR and changes to the nature and intensity of the lighting.

9. The main conclusions that came out of the environmental re-assessment were that;

- There would be a very significant reduction in the potential for odour generation from the existing situation on the Manor Farm works and a slight improvement over the previously permitted design;
- There will be no increase in the likely level of noise from the new STW as a consequence of the design changes; and
- Whilst there will be a change to the appearance of the new STW, there will not be a significant change in the nature or significance of the impact. Other views will be largely unaffected.

10. In conclusion therefore the EiA does not demonstrate residual impacts over and above those identified for the permitted scheme. Indeed the impacts are considered to be less significant.

Conditions and Agreements

11. The conditions attached to planning permission reference 00/00695/FUL remain relevant to the revised proposals and hence Thames Water would propose that, if Reading Borough Council are minded to grant planning permission for the revised proposals, they be made subject to the same conditions as previously imposed. A number of the conditions may require some modification following the implementation of the current planning permission and in particular the commencement and near completion of the required remediation of the site.

011469

12. The heads of terms of the legal agreement entered into under Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 also remain relevant. They remain valid because they relate to planning or environmental impacts which are identical between the 2 schemes. There are no additional impacts as shown above which would justify a changed approach. The legal agreement covered the following matters:

- The improvement of the Wildlife Heritage site adjacent to the Manor Farm site and its maintenance thereafter or the payment an appropriate contribution in the event that these works are not undertaken within a specified timescale;
- The submission and implementation of an Interim Habitat Management Scheme to be put in place until the permanent works to the Wildlife Heritage site are put into effect;
- The carrying out of Highway Works in respect of Island Road; and
- The submission and implementation of a Traffic Management Scheme to operate for the duration of remediation and construction works.

13. Thames Water would propose that, if Reading Borough Council are minded to grant planning permission for the revised proposals, an agreement be entered into between the parties on a similar basis.

Conclusion

14. This planning application seeks permission for revisions to the layout and design of the new Reading Sewage Treatment Works at Island Road. The changes have been fully assessed against the conclusions of the previous Environmental Statement and have been found in the case of odour to represent an improvement, and in all other areas to leave previously forecast impacts unchanged. For this reason we would request that planning permission be granted as applied for.

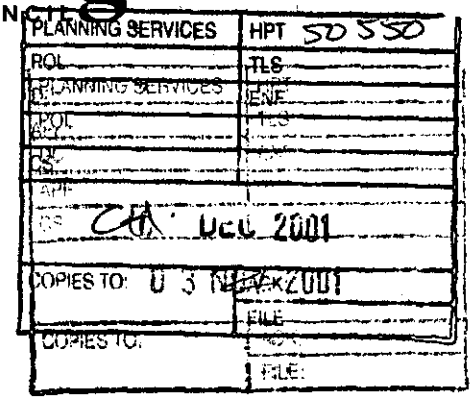
CON | 2001 | 5365

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom ☎ 0118 939 0700

Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR



Our Ref: 01/01469/VARIAT/RE
Your Ref:

Direct: ☎ 0118 939 0417

30th November 2001

Your contact is: Richard Eatough, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 01/01469/VARIAT/RE

The Council has received an application for Variation of Condition on property at: Sludge Beds Island Road Reading

O.S Grid Ref: Easting: Northing:

Applicant: Thames Water

Proposal: Demolition of Manor Farm sewage works.Construction of a new sewage treatment works with associated access, engineering and landscape works at Sludge Beds, Island Road.(Variation of permission 00/00695FUL)

Application Number: 01/01469/VARIAT/RE

I enclose a copy of the application form and a site plan. Further details can be viewed at the Planning Reception on the Ground floor of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

Any comments should be in writing and reach me by 21st December 2001. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

Richard Eatough
for Planning Manager

Beacon Council 2001-2002 Town Centre Regeneration

Reading BOROUGH COUNCIL

READING BOROUGH COUNCIL
DATE
2 NOV
ENVIRONMENTAL SERVICES

Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

FOR OFFICE USE ONLY

Application No. .....
Date received .....
Date acknowledged: .....
Copy No. 1/2/3/4/5

APPLICATION FOR PLANNING PERMISSION — PART 1

Please read the accompanying **NOTES**. Answer all questions in **BLACK INK AND BLOCK LETTERS** and send **FIVE** copies of the application to the above address.

1. APPLICANT

Name THAMES WATER
Address CLEARWATER COURT, VASTERN ROAD, READING.
Postcode RG1 8DB Tel. No. .....

2. AGENT (if form is completed by agent)

Name ROGER MILES PLANNING LTD
Address 36, YORK ROAD, NEWBURY, BERKS.
Postcode RG14 7NJ Tel. No. 01635 846210

3. ADDRESS OR LOCATION OF APPLICATION SITE

LAND AT ISLAND ROAD AND MANOR FARM SEWAGE TREATMENT WORKS, READING.

4. AREA OF APPLICATION SITE

Hectares 36 OR Acres: .....

5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION

(Please tick)

Location plan (1:1250 scale — edged red) ☑
Site plan (1:500 scale) ☑
Detailed plans (floor plans, sections, elevations, please supply illustrative material) ☑

6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

VARIATION TO PLANNING PERMISSION REFERENCE 00/00695/FUL FOR A NEW SEWAGE TREATMENTS WORKS, AS DESCRIBED ON THE ACCOMPANYING SCHEDULE.

7. TYPE OF PERMISSION REQUIRED

(Please tick ONE box only)

A Outline (building works only)	A	(Answer Question 8)
B Change of use only	B	
C Change of use with building or other work	C	
D Building, engineering or other operations	D ✓	
E Reserved matters	E	(Answer Question 9)
F Temporary (specify condition if for a 'renewal')	F	.....
G Non-compliance with a condition (specify reference no.)	G	.....

8. OUTLINE APPLICATIONS

N/A

The following matters are reserved for future consideration (please tick).

Siting ☐ Design ☐ External appearance ☐ Access ☐ Landscaping ☐

9. RESERVED MATTERS APPLICATIONS

Please state N/A.

A Reference no. and date of outline permission .....
B *Which reserved matters are applied for* .....
.....

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

DISUSED SLUDGE BEDS / STW. NEW STW APPROVED AND IMPLEMENTED

11. TREES

A Are there any existing trees on site? *~~YES~~/NO

B Are any trees affected by the proposals? If YES, please indicate on plans. *~~YES~~/NO

12. BUILDING MATERIALS ETC. Please state type and colour of materials for:

A External walls } SEE ACCOMPANYING STATEMENT AND DRAWINGS.
B Roofs }
C Walls, fences etc. } NOTE: AS PREVIOUSLY APPROVED

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water } AS PER PLANNING PERMISSION REF:
B Foul sewage } 00/00695/FUL

14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) (Please tick **ONE** box)

A There will be **NO** new access to a public road and **NO** alteration to any existing access to a public road. ☐

B There will be a new or altered access to a public road (specify) MODIFICATION TO ISLAND ROAD/A33 JUNCTION (DRAWING REF: 1075A/NSTW/100A). ☑

15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including wheelchair access? *~~YES~~/NO

If NO, where is access provision deficient? .....

16. PROPOSED DEVELOPMENT — RESIDENTIAL The development involves (specify)

Dwelling Type	No. of New Units	No. of Bed Spaces	No. of Habitable Rooms	No. of Units Lost
Houses				
Bungalows				
Flats/Maisonettes				
Bedsits				
Other				

Please complete PART 2 of this form if the proposed development is non-residential.

17. MINERALS

Is the proposal for the extraction of minerals? *~~YES~~/NO

If YES, please complete PART 3 of the application form.

18. DECLARATION — ACCOMPANYING DOCUMENTS ETC. (Tick **ALL** boxes)

I attach the plans specified in question 5 above ☑

AND I attach a completed Ownership Certificate (Article 7) ☑

AND I enclose a fee of £ 9,500 by ~~cash~~/cheque/~~P.O. No.~~ ☑

Signed ..... (~~Applicant~~/Agent) Date 17.11.01

**Please delete as applicable*

APPLICATION FOR PLANNING PERMISSION

PART 2

NON-RESIDENTIAL DEVELOPMENT: ADDITIONAL INFORMATION

PLEASE READ THE **NOTES** *ON THE REVERSE SIDE OF THIS FORM*

1. GROSS FLOORSPACE

State the **GROSS** floorspace (by external measurement) in sq. m. and sq. ft. of **ALL** buildings to which this application refers.

	Existing floorspace retained in existing use.	Proposed additional or new floorspace created by		Existing floorspace to be lost by change of use or demolition.
		New building	Change of use	
Office				
Industrial				
Retail				
Storage				
Residential				
Other - give use		7,960 m²		
Total				

2. ACTIVITIES EXISTING & PROPOSED

Describe the activities or processes as existing and as proposed and describe any plant or machinery to be installed.

CURRENT: DISUSED SLUDGE BEDS AT ISLAND ROAD, STW AT MANOR FARM.

PROPOSED: NEW STW ISLAND ROAD. PREVIOUSLY PERMITTED AS PERM. REF. 00/00695/FUL

3. ACCESS FOR THE DISABLED N/A.

Does the development you propose include a building or premises to which the public are to be admitted on payment or otherwise?

If YES, ensure you have complied with Note 15 on the guide notes.

4. PROSPECTIVE OCCUPIER AND EXISTING PREMISES

A. State the name of the prospective occupier and the address of their current premises.

THAMES WATER.

B. What is to happen to their current premises?

RELOCATION OF STW FROM MANOR FARM TO ISLAND ROAD. MANOR FARM TO BE REDEVELOPED

5. EMPLOYEES The development involves *(please specify)*

	Office Staff	Industrial Staff	Retail Staff	Other Staff
New				
Transferred				29
Existing				

6. VEHICULAR TRAFFIC

A. What is the estimated number of vehicles (excluding staff journeys to work), visiting the site during a normal working day?

APPROXIMATELY 56 VEHICLES PER DAY.

B. Summarise the provisions made for parking, manoeuvring, loading and unloading of vehicles on the site.

SEE ACCOMPANYING DRAWING.

7. HAZARDOUS SUBSTANCES

Does the proposal involve the use or storage of any materials listed in the notes? YES If YES specify quantities and method of storage

TWO METHANE GAS HOLDERS (700 M³) TO CONTAIN GAS FROM SLUDGE PROCESSING.

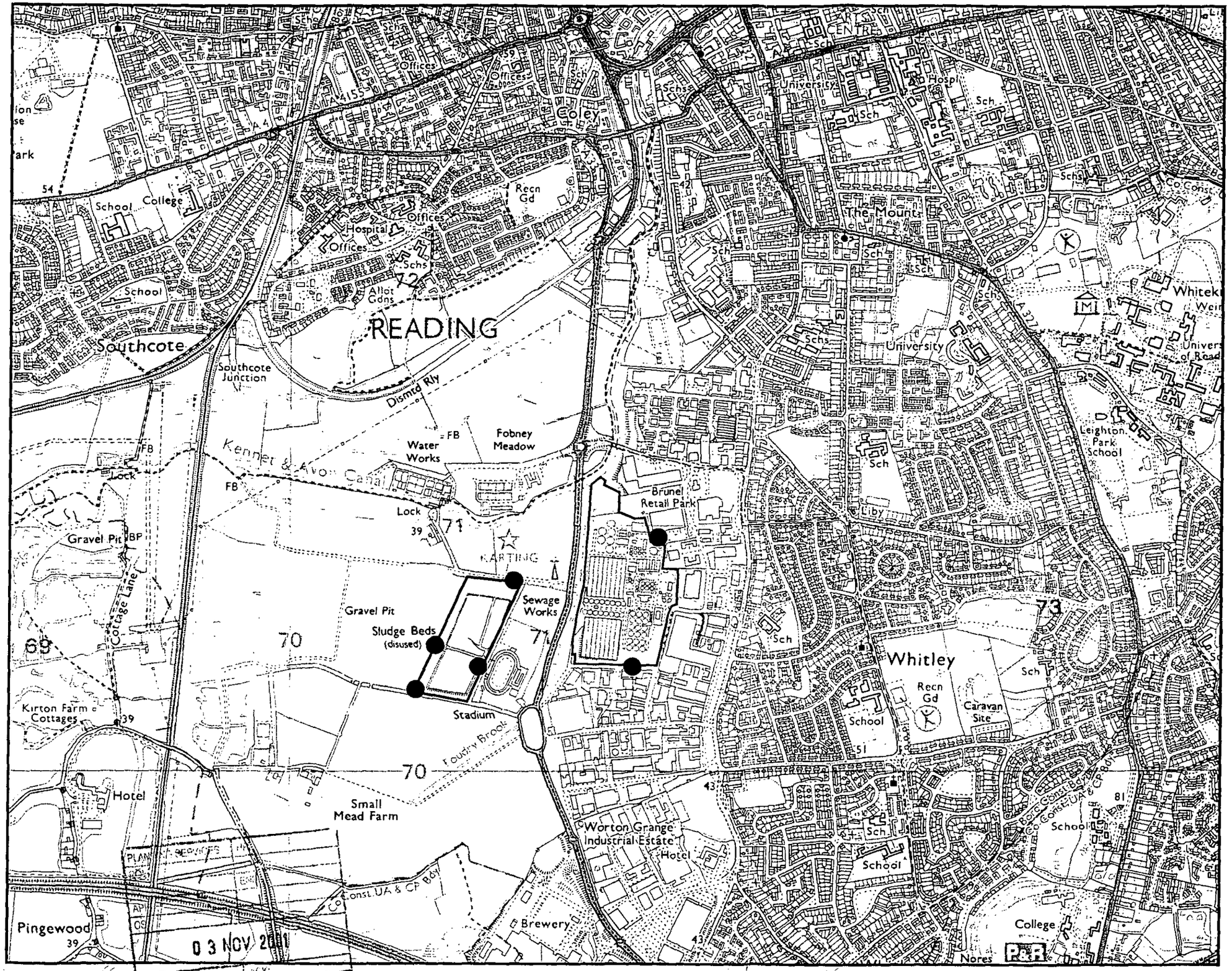
Question 6 – Description of Development

Full planning permission is sought for the following:

- The construction of a new Sewage Treatment Works;
- Land remediation through the working and removal of waste materials; and
- Landscaping, on 10 hectares of land to the south of Island Road and west of the Reading Stadium.

Development will also comprise:

- The construction of two chambers and associated tunnels adjacent to the Foundry Brook and A33 relief road;
- The diversion of main sewers;
- The decommissioning and demolition of the Manor Farm works;
- The widening of Island Road over a length of approximately 100 metres; and
- The formation of a new access from the proposed development site on to Island Road.



Legend

- Manor Farm Sewage Treatment Works
- Island Road Sewage Treatment Works
- Dust Monitoring Location

Figure 11.1
Dust Monitoring Locations

Reading Southern Gatewav - Island Road Sewage Treatment Works

Scale. 1:25000
Date. May, 2000

EDAW

934314 READING FOLLOW-ON\2-GRAPHICS\FINAL FIGURES ISLAND RD SEWAGE TREATMENT WORKS\11 01 DUST MONITORING STATIONS.CDR