

Date: 11 February 2026
Application: 260351



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 260351

Applicant: Dylan Steed

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

Parish: Swallowfield

Grid Reference: Easting - 472863, Northing - 163479

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 253049 dated 02.02.2026. Condition 3 relates to preliminary risk assessment, 5 to asbestos refurbishment and demolition survey and removal plan.

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 260351. 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 requested from the case officer.

Your observations are required in respect of this application by **6 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260351
Address:	Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 253049 dated 02.02.2026. Condition 3 relates to preliminary risk assessment, 5 to asbestos refurbishment and demolition survey and removal plan.		
Type of Development:			
Site Visit Made:	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

Condition 3 – Preliminary Risk Assessment (PRA)

A Geotechnical and Geo-Environmental Site Investigation Report has been submitted in support of compliance with this condition. The PRA within the report is comprehensive, beginning with an appraisal of historic site activities, surrounding land uses, and environmental setting. The depth of the desk study and site walkover provide confidence that potential pollutant linkages were appropriately anticipated. The walkover identifies made ground, ageing agricultural structures, and features normally associated with rural sites such as informal tipping areas, fuel storage potential, and redundant drainage systems.

The PRA correctly identifies plausible contamination sources, including metals, polycyclic aromatic hydrocarbons (PAHs), potential hydrocarbons from historical agricultural use, and potential asbestos within building fabric. These are assessed against sensitive receptors including future residents, construction workers, controlled waters, landscaped areas, and building infrastructure. The PRA is supported by an initial Conceptual Site Model (CSM) that accurately traces Source–

Pathway–Receptor linkages and applies standard risk assessment principles in accordance with LCRM.

The Phase 2 intrusive investigation subsequently undertaken was proportionate to the risks identified in the PRA and included soil, groundwater, and ground-gas monitoring. The resulting refined CSM allows for clear identification of risk-based mitigation measures. These include clean cover in garden areas, sulphate-resistant concrete classification, and gas protection measures appropriate for areas assessed as requiring an Amber 1 ground-gas protection level. These measures align with national technical guidance and represent an appropriate response to the site's conditions.

On this basis there is no objection to Condition 3.

Condition 5 – Asbestos Refurbishment & Demolition Survey and Removal Plan

The applicant has submitted an Asbestos Refurbishment & Demolition Survey undertaken by DL Surveying on 29 January 2025 (Survey No. GPF/2425/356). The survey identifies several asbestos-containing materials (ACMs) within Barns 1, 2, and 3, including chrysotile-containing fibre board and corrugated cement sheeting, and chrysotile/amosite cement pipework, all explicitly recorded as requiring removal prior to refurbishment or demolition.

However, the applicant has also provided a statement asserting that the building subject to this planning application is not one of the barns surveyed. It is explained that the building relevant to this specific planning permission is separate from those inspected, and that no asbestos-containing materials were “observed” during a general inspection. Instead of submitting a building-specific R&D survey, the applicant proposes to rely on precautionary measures, including stopping work and instructing a surveyor if suspect materials are uncovered.

Conditions & Reasons (if required)

A full Refurbishment & Demolition Asbestos Survey for the building subject to conversion must be submitted. If ACMs are identified, a compliant asbestos removal plan must also be provided before the condition can be reconsidered for discharge.

Date:	31/03/2026	Signed:	<i>K.Pates</i>
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