

Date: 10 October 2024
Application: 242269



WOKINGHAM
BOROUGH COUNCIL

Mrs Gemma Beazley
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Dear Mrs Gemma Beazley,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
242269**

Application Number: 242269

Applicant Name: Mr Paul Stelling

Site Address: 304 London Road, Wokingham, RG40 1RD

Proposal: Application for submission of details to comply with the following conditions of planning consent 222556 dated 11/05/2023. Condition 5 relates to drainage details and condition 14 to contamination.

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

- Acceptable details have been submitted in relation to conditions 5 and 14. These conditions are discharged, subject to the development being carried out in accordance with the approved plans and details.

Yours sincerely,
Development Management & Compliance

Authorised by: *MC*
10.10.2024

Condition

Condition 5 – Drainage details.

Plan Number/Report Details

- Connect Right Leaflet
- Attenuation Design 160824 - Calculations
- Thames Water Sewer Construction Guide Booklet
- Private Drainage Layout - EX23 115 06 304 London Road 200 P2
- Thames Water Direct Consent Letter

Date Received

04/09/2024

Comments

The Council's Drainage Officer has reviewed this application including the Thames water notice of consent letter DS6121604 dated 29/08/2024 which allows for 1 foul connection and 1 surface water connection, as represented on private drainage layout drawing 200 P2 dated 16/08/2024. The Drainage Officer considers that acceptable details have been provided. This condition is therefore discharged, subject to the development being carried out in accordance with the approved details.

Condition

Condition no.14 - Contamination

Plan Number/Report Details

- Connect Right Leaflet
- Attenuation Design 160824 - Calculations
- Thames Water Sewer Construction Guide Booklet
- Private Drainage Layout - EX23 115 06 304 London Road 200 P2
- Thames Water Direct Consent Letter

Date Received

04/09/2024

Comments

The Council's Environmental Health Officer has reviewed this application and considers that there is no indication of any known historic land contamination at the site. The application is supported by a preliminary risk assessment in the form of a contaminated Land Watching Brief dated July 2024 by Oakshire Environmental. Following a trial pit excavation and site walk over at 5. In the report a low-risk rating was given with no further site investigation recommended. The Environmental Health Officer has no evidence that this assessment is incorrect or incomplete.

The Environmental Health Officer acknowledges that comments have been posted suggesting the site is significantly contaminated and requires a much more in-depth investigation. However, the evidence and the facts do not support this view. The

Environmental Health Officer has confidence in the Oakshire Environmental assessment and has no reason to challenge their recommendation.

The Environmental Health Officer has recommended the inclusion of an unexpected contamination condition for safety purposes in the original planning application (ref: 222556). However, this would not be feasible under a Section 74A planning application. The Oakshire Environmental assessment submitted as part of this application has adequately addressed the requirements of Condition 14.

This condition is therefore discharged, subject to the development being carried out in accordance with the approved details.