

Development Management & Compliance
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref: MB/5389/2025-10-20

9th February 2026

Dear Officer,

RE: Discharge of Conditions 3 and 5 in relation to planning application 253049 at Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU

Prior approval was granted for the conversion of an agricultural building to create 5 no. dwellings with associated works including partial demolition, under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This discharge of Conditions application relates to Condition 3 and Condition 5 of application 253049.

Condition 3 reads as follows:

"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 commencement of development. Any necessary mitigation measures must be installed prior to occupation of the development and are to be maintained in perpetuity."

To discharge this Condition, a Remediation Implementation Plan by Eastwood Consulting Engineers has been prepared (ref: 46383-ECE-XX-XX-RP-C-004, dated 6th November 2024). The document summarises the findings of the site investigation and identifies areas of made ground in which elevated concentrations of metals/metalloids and PAHs were recorded. In accordance with these findings, the report confirms that where made ground is to remain beneath gardens or landscaped areas, a minimum 600 mm clean capping layer (including at least 100 mm of clean topsoil) is required to protect future occupants. The Plan also outlines verification procedures, stockpile management, testing requirements, and documentation to ensure the remediation is implemented and validated appropriately.

Condition 5 reads as follows:

"A full asbestos refurbishment and demolition survey and removal plan, following the latest HSE guidelines for the removal of asbestos shall be submitted to the local authority for approval in writing, this should show the amount, type and specific removal and disposal procedure and what companies are to be involved. All waste must be removed from the site by appropriately registered waste contractors and receipts kept for up to 3 years should they be required for inspection by the local authority, no burning of waste as part of this development will be permitted. The approved asbestos removal plan shall be implemented in full prior to commencement of development."

To discharge this Condition an Asbestos Refurbishment and Demolition Survey of the wider Glasspool Farm buildings was undertaken by DL Surveying (29 January 2025, Ref: GPF/2425/356). This survey references Barns 1, 2, and 3, and identifies asbestos-containing materials within those specific structures, such as Chrysotile fibreboard and corrugated cement sheeting.

However, the barn subject to this application is a separate building on the site and was not found to contain any asbestos-containing materials (ACMs). No ACMs were identified within the structure during inspection, and it does not correspond to any of the surveyed barns containing asbestos within the submitted report.

In line with good practice and HSE guidance, the following precautionary measures will still be observed:

- Should any suspect materials be uncovered during works, work will cease immediately.
- A competent asbestos surveyor will be contacted to inspect any unexpected materials.
- Any asbestos, if discovered unexpectedly, will be removed only by licensed contractors and disposed of via registered hazardous-waste carriers, with consignment notes retained for the required three-year period.
- No waste burning will occur at any stage.

As no ACMs were recorded within the barn to be converted, and an appropriate good-practice protocol will be followed, Condition 5 is considered satisfied.

Both of these documents were previously accepted as sufficient to discharge the relevant Conditions of application 242193, which was not implemented. There have been no changes in the circumstances at the site, and as such it is expected that the submitted details satisfy Conditions 3 and 5 of application 253049. I trust this provides the Local Authority with all the necessary information to discharge these Conditions, however if you require any further detail, please do not hesitate to contact us.

Yours sincerely,



Michael Bamford BA(Hons) MPlan MRTPI

Director | Chartered Town Planner

For and on behalf of Planning & Design Practice Ltd