

Development Management & Compliance
Shute End
Wokingham
Berkshire
RG40 1BN

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

9th April 2026

Dear Officer,

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

Planning permission was granted for the conversion of an agricultural building to create five dwellings with associated works, under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This application seeks to discharge the outstanding Condition 5 only, following the Council's decision dated 31 March 2026 under application 260351, which confirmed that Condition 3 had been approved, but that insufficient information had been submitted in respect of Condition 5.

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."

An Asbestos Refurbishment and Demolition Survey has now been undertaken for the barn subject to the Class Q approval (Rear Barn / Barn A) by DL Surveying, dated 8 April 2026 (Ref: GPF/2627/432). The submitted survey is an Asbestos Refurbishment & Demolition Survey, carried out in accordance with the Control of Asbestos Regulations 2012 and HSE guidance. All areas of the barn were accessed and inspected, and no asbestos-containing materials (ACMs) were identified within the building. No asbestos removal is therefore required prior to refurbishment or conversion works.

Given that no ACMs are present, a removal plan is not necessary. However, in accordance with best practice and the requirements of Condition 5, the following measures will be adhered to throughout the development:

- Should any suspect materials be discovered during works, all works will cease immediately.
- A competent asbestos surveyor will be instructed to inspect and assess the material.

- Any asbestos requiring removal would be dealt with by appropriately licensed contractors and disposed of by registered waste carriers, with consignment notes retained for a minimum of three years.
- No burning of waste will take place at any stage of the development.

In light of the above, and the confirmation provided within the submitted asbestos survey specific to the application building, it is respectfully concluded that Condition 5 is now fully satisfied.

We trust that the enclosed information provides the Local Planning Authority with all details necessary to approve the discharge of the remaining condition. Should any further clarification be required, 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