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O/2000/2702

A K HARRIS PARTNERSHIP
CHARTERED ARCHITECTS
101 LONDON ROAD READING RG1 5BY
TEL 0118 9507700 FAX 0118 9568642
Reading . Wakefield . Milton Keynes . Manchester

AMA/SGS/1709

21st December 2005

PLANNING
DC: ADMIN:
22 DEC 2005
ENF: APP:
COPIES: ACK:

Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Details to Landscape + Env. Health
Letter done in draft
RK 21/1/06.

Dear Sir/Madam,

STAYSURE, 58 – 60 LANGLEY COMMON ROAD, BARKHAM
ERECTION OF 2 DWELLINGS WITH ASSOCIATED PARKING/GARAGES

I am writing concerning the Outline approval ref: O/2000/2702 and the Reserved Matters application that supported this ref: RM/2001/4708.

My Client wishes to implement this permission and I am writing to answer the condition numbers 2, 5, 6, 7 and 9.

Condition 2: Copy to Emma Charles
I enclose with this letter a copy of a detailed site investigation to assess any contamination of the site, dated July 2002 and carried out by C.L. Associates. You can see from page 19 of the report they are recommending, that if residential development is carried out on this site the top layer of 600mm deep should be removed from the site and replaced with clean topsoil in the area to be used for the gardens. I confirm that my Client will carry out this work. I also enclose, for your records, an extract from the report fig. 3, which shows the layout of the original petrol filling station site on which I have superimposed the boundaries of the site for ease of reference.

Condition 5: OK.
Taking the manhole cover in the pavement outside Plot 1 as Datum 10.00, they have indicated the levels for the slabs of the houses on Plots 1 and 2 relative to this and the adjacent associated garages. These are shown on Site Plan 1575/01B.

Condition 6:
I enclose a further copy of the Site Plan 1575/01B on which I have indicated the type of type and height of the proposed boundary fences and attached to this letter are extracts of the standard construction for these fences. fine AMS

Directors (Operating): *David McKnight; Abdullah Naweed B.Sc.Arch M.Phil.B.S.; Gary Humphreys BA(Hons) Dip Arch*
Directors: *Paul S. Mitchell BA Dip Arch RIBA; Michael J. E. Schorah BA Dip Arch RIBA* Associate: *Jon Spires BA BArch RIBA*
Consultant: *Matt Andrews RIBA FFB* Building Surveyor: *Keith Walker FRICS ACIArb*
Reg. Office: 2 St. Johns North, Wakefield. A K Harris Partnership Limited. Reg. No. 1645300

Attached to this letter are sample bricks and tiles, as follows:-

Facing Bricks: Baggeridge Brick ✓
New Red Multi Gilt Stock

Roof Tile: Redland Richmond ✗ Darker Pan tile or Plain tile to be submitted please.
Slate Grey

We confirm that the windows and fascias will be treated and stained softwood in a medium oak colour.

Condition 9:
We attach a further copy of Site Plan 1575/01B on which I have indicated soft and hard landscaping to the front of the properties and the hedging proposed to the rear of both Plots 1 and 2. Look OK to me, just check with Landscape.

Can you please confirm that these details satisfy the conditions of this Planning approval.

Yours faithfully,
For A K Harris Partnership

A.M.Andrews

A.M.Andrews
Encls

cc Paul Smith, Staysure Ltd

TO: **DEVELOPMENT CONTROL**
Rosie Rogers

FROM: Environmental Design

DATE: 10 January 2006

Location:	58 - 60 Langley Common Road, Barkham, Wokingham
Proposal:	Outline application for the proposed demolition of car sales facility and the erection of two dwellings with associated parking.
Application Number:	O/2002/2702

In response to your consultation dated 9 January 2006 for the above application, the landscape comments are as follows:

The following additional information will need to be provided on the landscape drawing (1575/01/B):

- The individual species of the proposed trees to be planted within the front gardens will need to be indicated, just to clarify their positioning.
- The informal native hedging will need to be extended along the entire frontage of Plots 1 and 2 and not just along the partial frontage of Plot 1.

A revised plan will need to be submitted showing these changes for approval.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel: (0118) 974 6229 (Direct Line)
Email: rosie.rogers@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 6 February 2006
My ref: RR/2006
Your ref: AMA/SGS/1709
File ref: O/2000/2702 & RM/2001/4708

Mr A M Andrews
A K Harris
101 London Road
Reading
RG1 5BY

Planning, Regulation & Enforcement
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Berkshire RG40 1WR
Tel: (0118) 974 6000
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DX: 33506 - Wokingham

Dear Mr Andrews,

STAYSURE, 58-60 LANGLEY COMMON ROAD, BARKHAM- REF: O/2000/2702
ERECTION OF 2 DWELLINGS WITH ASSOCIATED PARKING/GARAGES

Further to my letter dated 13 January 2006 I now have a response from our Environmental Health Officer in respect of Condition 2.

I attach a copy of the e-mail from Emma Choules, our Environmental Health Officer. As you can see from her response further information is required to be submitted in relation to this condition before development may proceed and this condition is discharged.

I trust this is of assistance. However if you would like to discuss this further then please either contact Rosie Rogers on her direct dial number above or Emma Choules for informal advice on further submissions on 0118 974 6393.

Yours sincerely,

Adrian Ellis
Principal Planning Officer – Southern Parishes

Rosie Rogers

From: Emma Choules
Sent: 26 January 2006 16:04
To: Rosie Rogers
Subject: O/2000/2702

O/2000/2702

58-60 Langley Common Road

Proposed demolition of car sales facility and erection of 2 dwellings with associated parking.

details to comply with condition 2 (potential contamination)

Rosie,

I refer to your memo dated 9th January 2006.

Further information is required to be submitted in relation to this condition before development may proceed.

I have reviewed the submission and have the following comments.

Report - Contamination investigation of site formerly occupied by petrol filling station, Langley Common Road, Arborfield, Berkshire by C L Associates, dated July 2002 (ref252095)

General comments

The report is dated (over 3 and half years old) and therefore includes obsolete references and does not have regard for current guidance.

The report was commissioned for the purposes of site procurement. Whilst consideration is given to potential residential end-use, it has not been written with specific regard to this planning application.

However, I do consider that the report, within its context, is well written, and it contains some pertinent information. I think it would therefore suitable and appropriate for re-evaluation in the context of the proposed development.

Specific comments

In addition to the general update and re-evaluation of site, I have some specific concerns that should be addressed.

A detailed conceptual model is required in the context of the proposed end use and having regard to proposed stages of development such as tank removal. In particular, it is not clear, where the tanks are/were located. The plans include details of proposed locations although it is subsequently detailed that this layout development did not take place. The report indicates that tanks, fuel lines and interceptors should be removed. No risk assessment or subsequent validation sampling has been mooted. Whilst vapour assessment was undertaken no discussion of this is included, for example, consideration of remedial action required below building footings. The proposed approach to the garden remediation may be acceptable, subject to the re-evaluation.

This provides a brief indication of some of the further considerations. If you require any further information please do not hesitate to contact. The developer or their consultants are welcome to contact me for informal advice on further submissions.

Regards

Emma Choules
Scientific Officer
Environmental Protection & Housing

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Fax: (0118) 974 6484
Date: 13 January 2006
My ref: RR/2005
Your ref:
File ref: O/2000/2702 & RM/2001/4708

Mr A M Andrews
A K Harris
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Dear Mr Andrews,

STAYSURE, 58-60 LANGLEY COMMON ROAD, BARKHAM- REF: O/2000/2702
ERECTION OF 2 DWELLINGS WITH ASSOCIATED PARKING/GARAGES

I refer to your letter dated 21 December 2005 and the information submitted pursuant to the discharge of conditions in respect of the above site. I am now in a position to respond as follows:-

Condition 2: I have sent a copy of the site investigation report to our Environmental Health Officer for her consideration and will respond as soon as I receive her comments.

Condition 5: The slab levels indicated on the Site Plan 1575/01B are considered acceptable and this condition is discharged.

Condition 6: The proposed type and height of boundary fences indicated on the Site Plan 1575/01B are considered acceptable and this condition is discharged.

Condition 7: The sample Facing Bricks – Baggeridge Brick and New Red Multi Gilt Stock are acceptable but the Redland Richmond Slate Grey roof tiles are not considered suitable. May I suggest a darker brown or black Pantile or plain tile. Please submit a sample for consideration in due course. I note that the windows and fascias will be treated and stained softwood in a medium oak colour and this is acceptable.

Condition 9: Details showing the proposed soft and hard landscaping were submitted on 21 December 2005 as shown on the Site plan 1575/01B. I have been advised by our Landscape Officer that the following additional information will need to be provided:-

a) The individual species of the proposed trees to be planted within the front gardens will need to be indicated so at to clarify their exact position.

b) The informal native hedging will need to be extended along the entire frontage of Plots 1 and 2 and not just along the partial frontage of Plot 1.

Please can you submit a revised plan incorporating these changes for approval.

I trust this is of assistance. However if you would like to discuss this further then please contact me on my direct dial number.

Yours sincerely,

Adrian Ellis

Principal Planning Officer – Southern Parishes