

Royal Borough of Windsor and Maidenhead
Town Hall
St Ives Road
Maidenhead
SL6 1RF

Our Ref L.468.020.EE

8th February 2024

Dear Sir/Madam

Proposal: Application under Town and Country Planning Act 1990 (as amended) for Approval of Details Reserved by a Condition in relation to permission 18/02704/FULL (granted on 19/12/2018) – to partially discharge Condition 9d

At: Former British Gas Site Bridge Road, Ascot

Background

The Royal Borough of Windsor and Maidenhead ('RBWM') granted planning permission (ref:18/02704/FULL) for the redevelopment of the former Sunninghill Gasworks site ('the site') to provide 76 new residential dwellings on 19th December 2018.

On 21st October 2022 RBWM granted approval to a non-material amendment to vary the wording of Condition 9 (Contaminated Land), app. ref. 22/02592. The wording of the condition has been reworded and this application seeks to discharge the part of the condition d) as stated below:

"d) Submission of Verification Report

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority."

Proposal

On 9th October 2023 we have sought approval to discharge condition 9d – contamination verification report in relation to plots 13-26 (Block C). The report was refused on 30th November 2023 stating that the officer was not satisfied with the report received.

We have since consulted the Environmental Protection Officer with clarification on the issued report and confirmation that the entire Block C was completed and signed off in May 2023, when gas membrane works were finalised.

The Officer agreed that they are now satisfied with the report and agreed that the condition can be discharged.

To support this application, please find enclosed:

- Completed application form;
- M41977-JNP-XX-XX-RP-G-0020-P01 Verification report (Validation report) for plots 13 to 26 (Block C)
- Email confirmation from Officer Michael McNaughton, received 30th January 2024

I trust the information provided is sufficient to allow for the discharge of the condition, however should there be any issues or concerns, please do not hesitate to contact me directly.

I look forward to hearing from you in due course.

Yours sincerely,



Eva Erjavec RIBA
Architect