

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

Our Ref L.468.021.EE

21st 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

Historically, Condition 9d was submitted and approved for the following blocks:

- Block A approved under App.ref. 22/03316 from 11th January 2023
- Block B approved under App.ref. 23/00718 from 11th May 2023
- Block D approved under App.ref. 23/01050 from 20th June 2023

- Block E approved under App.ref. 23/01853 from 16th October 2023 and App.ref. 23/01783 from 17th October 2023
- Blocks J and K approved under App.ref. 23/02239 from 6th November 2023
- Block L approved under App.ref. 23/00525 from 16th May 2023

Block C was submitted under App.ref. 24/00390 and registered on 14th February 2024. The report is under review and awaiting decision.

This submission seeks discharge of Condition 9d for the remaining blocks as follows:

- Block F (Plots 42-50)
- Block G (plots 51-53)
- Block H (plots 54-63)
- Block I (Plots 64-67)

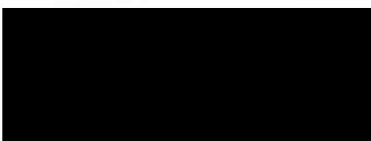
To support this application, please find enclosed:

- Completed application form;
- M41977-JNP-XX-XX-RP-G-0024 P01 Verification report (Validation report) for plots 42 to 50 (Block F) and M41977-JNP-XX-XX-RP-G-0021- P01 Verification report (Validation report) for the rear garden of plot 42
- M41977-JNP-XX-XX-RP-G-0025 P01 Verification report (Validation report) for plots 51 to 53 (Block G)
- M41977-JNP-XX-XX-RP-G-0026 P01 Verification report (Validation report) for plots 54 to 63 (Block H)
- M41977-JNP-XX-XX-RP-G-0027 P01 Verification report (Validation report) for plots 64 to 67 (Block I)
- M41977-JNP-XX-XX-G-R-007 P05 Final Remediation Verification report containing the summary of all remediation works undertaken and the subsequent validation work undertaken on the site.

I trust the information provided is sufficient to allow for the full discharge of the condition. Should there be any queries or clarification needed regarding any of the reports, please do not hesitate to contact me.

I look forward to hearing from you in due course.

Yours sincerely,



Eva Erjavec RIBA
Architect