

Consultee Comments for Planning Application 25/02186/FUL

Application Summary

Application Number: 25/02186/FUL

Address: Sewage Treatment Works Sulhamstead Road Burghfield Reading

Proposal: Extension of Burghfield Sewage Treatment Works to include new tanks, plant and machinery, new security fencing, and associated landscaping.

Case Officer: Sian Cutts

Consultee Details

Name: James Amos

Address: Council Offices, Market Street, Newbury, West Berkshire RG14 5LD

Email: Not Available

On Behalf Of: Joint Emergency Planning

Comments

We have reviewed the application and note that the site is an existing site with the proposal to extend the site, albeit there will be no additional staff working from the site when the works are completed.

It is noted the application includes an Emergency Action Plan. The plan as it is at the moment is not satisfactory on the basis of the following which need to be addressed:

it is not clear as to whether this is for the construction or operational phase of the site

it lacks details in relation to the notification of the staff on site

it lacks details in relation to roles and responsibilities

it lacks details in relation to shelter and supporting those on site for up to 48hrs

As a result the applicant may wish to resubmit revised emergency plans to address these points. .

Alternatively , it is considered that with the two conditions set out below being attached and addressed in full then emergency planning would not object to this application

CONSTRUCTION PHASE

Construction phase emergency plan (prior approval)

No development shall take place until an emergency plan for the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. Such emergency plans shall provide policies and procedures for the preparedness and response to an incident at AWE Burghfield, during the carrying out of the development hereby permitted (including any demolition, site preparation, construction and/or fitting out). Thereafter, the development shall not be carried out except in accordance with the approved plan (or any subsequent

revision/replacement agreed in writing by the Local Planning Authority).

Reason: A site-specific emergency is necessary to mitigate the residual risk posed to public safety by the close proximity of AWE Burghfield, to ensure appropriate preparedness and response in the event of an incident at AWE, and to ensure that the development does not adversely affect the AWE Off-Site Emergency Response Plan. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP4 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the construction phase emergency plan must be adhered to throughout all construction work.

SITE SPECIFIC EMERGENCY PLANS OPERATIONAL PHASE

Site Specific Emergency Plan (prior approval)

The use hereby permitted shall not commence until a site-specific emergency plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the use hereby permitted shall not take place except in accordance with the approved site-specific emergency plan, or any subsequent revision/replacement approved by the Local Planning Authority. Such emergency plans shall provide policies and procedures for the preparedness and response to an incident at AWE Burghfield.

Reason: A site-specific emergency is necessary to mitigate the residual risk posed to public safety by the close proximity of AWE Burghfield, to ensure appropriate preparedness and response in the event of an incident at AWE, and to ensure that the development does not adversely affect the AWE Off-Site Emergency Response Plan. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP4 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is necessary because the emergency plan must be in place when the use first takes place.

Emergency plan review date

The site-specific emergency plan shall be reviewed and updated by the site owner. Upon request by the Local Planning Authority a valid and current emergency plan shall be submitted within 1 month to the Local Planning Authority for approval.

Reason: A site-specific Emergency Plan is necessary to mitigate the residual risk posed to public safety by the close proximity of AWE Burghfield, to ensure appropriate preparedness and response in the event of an incident at AWE, and to ensure that the development does not adversely affect the AWE Off-Site Emergency Response Plan. The site-specific emergency plan for this development will require review within the above timeframe to ensure that the measures remain robust. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP4 of the West Berkshire Local Plan Review 2023-2041.

Emergency Plan informative

For queries relating to the content of the site-specific Emergency Plan, please contact the Joint Emergency Planning, West Berkshire Council, Council Offices, Market Street, Newbury, RG14 5LD. Tel: 01635 503535, Email: emergencyplanning@westberks.gov.uk. Please quote the application reference.