



**Saunders
Boston**
Architects

The Generator
The Gallery
King's Wharf
The Quay
Exeter
EX2 4AN

Ref: 1790.03a Deemed Discharge Notice for 211346 APPCON condition 27 Arboricultural Method Statement and Tree Protection Plans for Rivermead Leisure Centre – by email

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office@saundersboston.co.uk
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FAO Alison Amoah, Principal Planner
Planning, Directorate for Economic Growth and Neighbourhood Services
Reading Borough Council
Civic Centre
Bridge Street
Reading RG1 2LU

Directors

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7th January 2022

Dear Alison

Full Application for a New Leisure Centre at Rivermead, Reading – ref. 201734:

- **Condition 27 Arboricultural Method Statement and Tree Protection Plans – APPCON 211346**

We would like to serve this Deemed Discharge Notice to Reading Borough Council Planning Department on our Application for Approval of Details Reserved by Condition 27 Arboricultural Method Statement and Tree Protection Plans, for the Full Application for a new Leisure Centre at Rivermead, Richfield Avenue, Reading RG1 8EQ.

Divisional Director
E Tooth
BSc, DipArch, RIBA
MSc(Const Law) MAE

The Full Application for a replacement Leisure Centre (ref. no. 201734) was submitted 4th December 2020, with Conditional Consent being obtained 12th April 2021. Condition 27 of this Consent stated that:

"No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan."

Associate Directors
M D Pugh RIBA
A J Thompson RIBA
A J Critoph MCIAT
C R Wood RIBA
A Garner RIBA
B J Richardson RIBA

An Application for Approval of Details Reserved by Condition 27 Arboricultural Method Statement (AMS) and Tree Protection Plans (TPP) was submitted 13th August 2021, containing the requested AMS and TPP. The reference for this application is APPCON 211346.

Also in Cambridge:
Eastern Gate House
119 Newmarket Road
Cambridge
CB5 8HA
01223 367733

We note that comments from the Natural Environment officer were received 12th November 2021 (after the determination date) requesting clarification of the following along with a revised AMS:

- Root pruning explanation for T029
- Revised AMS with clarification over potential new services routes and drainage
- Protection measures for phase 2 of construction

This clarification was provided earlier today, 7th January 2022, along with a revised AMS and various information clarifying the Environment Officer's queries.

Architects
Interior Designers
Principal Designers
Expert Witness

The initial Application gave a determination date of 15th October 2021 (within eight weeks of receipt of application). As neither a determination of this condition, nor a request of extension of time, had been received by 15th October 2021, with a request for clarifications being received after the determination date (all now answered) we are having to issue this Deemed Discharge notice.





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We confirm that no appeal has been made under section 78 of the 1990 Town And Country Planning Act 1990, and that no extension of time request on this condition has been received.

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The date on which this Deemed Discharge Notice is to take effect will be 14 days after issuing of this notice which will be 21st January 2022.

We would like to reiterate that the contractor is committed to working with the Council's Natural Environment Officer, and would be more than willing to discuss any further concerns.

Yours sincerely

Chris Wood
Associate Director
BA, DipArch, RIBA
For and on behalf of Saunders Boston Architects

cc. M. Lindus – Director, Saunders Boston Architects
GJ. Peeters – Director, Pellikaan Construction Ltd.
C. Swinkels – Contract Manager, Pellikaan Construction Ltd.
L.Cavallo – Project Manager, GLL
A. Black – Director, Press and Starkey

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