



**Saunders
Boston**
Architects

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

Ref: 1790.03a Deemed Discharge Notice for 211440 APPCON condition 12 Surface Water Discharge and condition 19 SUDs for Rivermead Leisure Centre – by email

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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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N D M Green
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7th January 2022

Dear Alison

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

- **Condition 12 Surface Water Discharge and condition 19 SUDs – APPCON 211440**

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 12 Surface Water Discharge and Condition 19 SUDs, 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 12 Surface Water Discharge of this Consent stated that:

“Unless set out in the approved Contamination Assessment by Furness (see Condition 2 above) no discharge of surface water to the ground shall take place until details of such have been submitted to and approved. Any proposal for such a system shall be accompanied by an assessment of the risks to controlled waters.”

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

Condition 19 SUDs Plans of this Consent stated that:

“No development shall commence until a Sustainable Drainage Strategy (SUDs) and associated detailed design, management and maintenance plan of surface water drainage has been submitted to and approved.”

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

A joint Application for Approval of Details Reserved by Condition 12 Surface Water Discharge and Condition 19 SUDs was submitted 31st August 2021, containing the following information (ref: APPCON 211440):

- Condition 12 Surface Water Discharge:
 - Contamination assessment by Furness Partnership
 - Construction phasing plans
 - Construction Method Statement
- Condition 19 SUDs:
 - Proposed drainage layout by Furness Partnership
 - Email correspondence on contamination assessment
 - Clarification report of storm water drainage by Furness Partnership

Architects
Interior Designers
Principal Designers
Expert Witness





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We note that the following comments were received after the determination date 26th October 2022:

- Darren Cook's (SUDs officer) comments 11.11.21, requesting clarification of the benefit of the proposed attenuation tank and drainage to the demountable pool
- Sarah Hanson's (Natural Environment Officer) comments 12.11.21, requesting clarification about trees over this attenuation tank

Darren Cook's comments have been addressed by Furness Partnership's email sent 3rd Dec. 2021, with a revised soft landscaping plan showing no trees about the tank submitted today 7th Jan. 2022, addressing Sarah Hanson's comments.

We confirm that no appeal has been made under section 78 of the 1990 Town And Country Planning Act 1990.

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 both the Council's SUDs and Natural Environment Officers, 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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