



**Saunders
Boston
Architects**

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

Ref: 1789.03a Deemed Discharge Notice for 211897 APPCON condition 21 Landscaping for Palmer Park Sports Centre – by email

01392 348627
office@saundersboston.co.uk
www.saundersboston.co.uk

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

Directors

R J Blair
BA, BArch, RIBA

M N Lindus
BA, BArch, RIBA

D I Heffer
BA, PG DipArch, RIBA

N T Swift
BSc, BArch, RIBA

N D M Green
BArch, PG DipArch, RIBA

4th January 2022

Dear Alison

Full Application for a Leisure Centre Extension at Palmer Park Stadium, Reading – ref. 201735:

- **Condition 21 Landscaping – APPCON 211897**

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 21 Landscaping, for the Full Application for a Leisure Centre Extension at Palmer Park Stadium, Wokingham Rd, Reading RG6 1LF.

The Full Application for a Leisure Centre extension (ref. no. 201735) was submitted 7th December 2020, with Conditional Consent being obtained 23rd April 2021. Condition 21 Landscaping of this Consent stated that:

“No new building(s) hereby permitted shall commence above foundation level until hard and soft landscaping plans have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;*
- Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);*
- Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers, and implementation timetable;*
- A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;*
- routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications.*

The approved hard and soft landscaping scheme shall be carried out in accordance with the scheme's timing/phasing arrangements for the site to be approved under condition 5.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.”

Divisional Director

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

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

Also in Cambridge:

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

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An Application for Approval of Details Reserved by Condition 21 Landscaping was submitted 23rd November 2021, supported by all the requested information listed out in the condition (ref. 211897 APPCON). This gives a determination date of 18th January 2022 (within eight weeks of receipt of application).

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We are issuing this Deemed Discharge notice in order to ensure that a decision is achieved by 18th January 2022.

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.

The date on which this Deemed Discharge Notice is to take effect will be 14 days after issuing of this notice which will be 18th January 2022.

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

Directors

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