

Saunders Boston Limited
119 Newmarket Road
Cambridge
CB5 8HA
Attn C Wood.

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services
Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 211440
Your Ref: PP-10170476-v1

Direct ☎: 0118 9372286
e-mail: alison.amoah@reading.gov.uk

4 February 2022

Your contact is: Mrs Alison Amoah, Planning

Dear Mr C Wood,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211440

Application type: Approval of Conditions

Address: Rivermead Leisure Complex Richfield Avenue Reading RG1 8EQ

Proposal: Application for approval of details reserved by conditions 12 and 19 of application 201734

I refer to your application as described above. The details sought to be approved relate to surface water drainage matters for this site.

Condition 12 states:

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

REASON: Infiltration drainage through areas of former landfill have the potential to mobilise contaminants. To accord with Policy EN16 of the Reading Borough Local Plan 2019.

Condition 19 states:

No development shall commence until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The hereby approved sustainable drainage scheme shall be completed in accordance with the scheme's timing/phasing arrangements for the site.

REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

The Council's Natural Environment and Sustainable Drainage officer have been consulted and the Environment Agency. A number of comments and amendments were provided resulting in further information being submitted for approval.

In respect of condition 12:

- Revised drainage layout, with the attenuation tank to the west of the sports hall revised. The shape and location of the tank has been changed to avoid any clashes with the tree pits lying directly to the west
- Revised tree pit details
- Revised landscaping plans showing the location of trees and tree pits by the attenuation tank, including the tree that Sarah Hanson originally queried.

You noted that the tree pits and attenuation tank have been redesigned so that they lie adjacent to each other, to avoid any clashes. This means that the tree Sarah refers to has been included back in the scheme but lies to the west of the tank, rather than sitting above it.

Natural Environment confirmed on 31/1/22 that they were satisfied with these changes and Proposed Drainage Layout drawing 61496 RM ZZ DR D 0911 P05 in tree/landscape terms.

You were also able to respond to SUDs comments by confirming that the outlet level from the attenuation tank is the same as the inlet level. You also answered the question on the gullies as the drawing had illustrated a blue square with a diagonal line through it to the south west and the north east corner of the proposed building. Given the size it was assumed that this is a gully but the labelling in the drawing is not provided in the legend. You clarified that these are rodding eyes for future maintenance. The level of these will be at 39.2. The invert level of the attenuation tank is 37.3. So the rodding eye whilst sealed will be 1.9 above this.

The Environment Agency responded on 5 //11/21:

Condition 19

From a groundwater quality perspective we are able to recommend the discharge of condition 19 of planning permission 201734.

We have reviewed the report entitled:

Rivermead Leisure Complex Job No. 6265 Discharge Of Planning Conditions No. 19 - Planning Reference -201734 July 2021 Furness Partnership

The report indicates surface water and foul water drainage will eventually go to the existing Thames Water Sewers. Therefore there will be no element of infiltration into potentially contaminated land.

Condition 12

We have no comments to make on condition 12.

With your clarifications and amendments it can be confirmed that the information submitted to meet the terms of conditions 12 & 19 is now acceptable and both conditions can be discharged with the reminder that these approved details now need to be implemented.

Yours sincerely

Alison Amoah

Mrs Alison Amoah
Principal Planning Officer