



**Saunders
Boston**
Architects

The Generator
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King's Wharf
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Exeter
EX2 4AN

Ref: 1790.03a Deemed Discharge Notice for 211345 APPCON condition 5 CMS and condition 22 Phasing Plans for Rivermead Leisure Centre – by email

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FAO Alison Amoah, Principal Planner
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Reading Borough Council
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26th November 2021

Dear Alison

Full Application for a New Leisure Centre at Rivermead, Reading – ref. 201734:
• **Condition 5 CMS and condition 22 Phasing Plans – APPCON 211345**

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 5 CMS and Condition 22 Phasing 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 5 CMS of this Consent stated that:

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

“No development shall commence on site until a site specific Construction Method Statement has been submitted and approved. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;*
- b) Location on site for storage of plant and materials used in constructing the development;*
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding and / or fencing around the site;*
- d) Identification of any footpath closures or road closures needed during construction;*
- e) Required wheel washing facilities on site;*
- f) A scheme for recycling waste resulting from the construction works;*
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;*
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;*
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;*
- j) Full details of pest control measures following any demolition required and k) Phasing plan”*

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

Condition 22 Phasing Plans of this Consent stated that:

“No development shall commence on site until a plan showing the scheme's timing/phasing arrangements including details of the number of parking spaces available for each phase, is submitted for approval. The parking spaces shall be provided in accordance with the approved phasing and thereafter be kept available for parking at all times for that phase.”

Architects
Interior Designers
Principal Designers
Expert Witness





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A joint Application for Approval of Details Reserved by Condition 5 CMS and Condition 22 Phasing Plans was submitted 13th August 2021, containing the requested construction method statement and phasing plans (ref. APPCON 211345). This gave a determination date of 11th 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 11th October 2021, we are having to issue this Deemed Discharge notice.

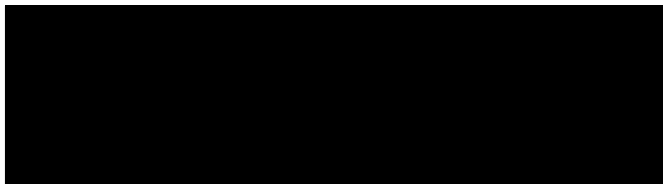
We note that both the Construction Method Statement and the phasing plans have been amended to address the Transport Officer's last comments received 18th November 2021. Both the CMS and plans were submitted 24th November 2021.

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 10th December 2021.

We would like to reiterate that the contractor is committed to working with the Council's Transport Development Control, 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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