



Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Our ref: MB/34710

3rd July 2027

Dear Sir/Madam,

**CARNIVAL POOL LEISURE HUB, WELLINGTON ROAD & FINCHAMPSTEAD ROAD,
WOKINGHAM**

**APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITION 23
(CONTAMINATION VERIFICATION) PURSUANT TO PLANNING PERMISSION 200089 AS
AMENDED BY 213229**

On behalf of Wokingham Borough Council, I am writing in relation to details reserved by Condition 23, pursuant to planning permission 200089. We write to provide details required by the condition to seek their approval.

Condition 23: Contamination Verification

The condition states:

"Prior to the development hereby permitted being brought into use, a verification report demonstrating the completion of works set out in the approved scheme to deal with contamination and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

In relation to the above, the following documents are submitted for approval:

- Ground Investigation Report ARUP-GIR-ZZ-RP-Y-0001;
- Pellikaan Statement dated 7th March 2024;
- J Mould Statement dated 5th October 2020.

Condition 22 of permission 200089 has previously been discharged under reference 201059, providing details of the site investigation and contaminated land risk assessment work carried out up to that point. Since this time, the site, including the former Southgate House, has been cleared and demolished. These works were carried out prior to the commencement of construction of the approved residential development, and were carried out as a single phase of site works alongside the adjacent leisure centre site clearance.

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Demolition was carried out by J Mould, with Pellikaan having overall site responsibility for both sites up until a contractor for delivery of the residential development was later appointed.

The adjacent leisure development planning permission included an equivalent contamination verification condition to that included on the residential permission. Condition 32 of permission 172012 (as amended by 192558, 200090 and 201802) dealt with contamination verification and was approved under reference 241331. The information provided in support of that condition applies equally to condition 23 of 200089, as the works were undertaken as a single phase across both sites. That information is therefore re-submitted here for completeness so that the corresponding condition can be discharged.

We trust the above and information submitted is self-explanatory and sufficient and we look forward to receiving acknowledgement of its receipt in due course. If, however, you require additional information please do not hesitate to contact us.

Yours sincerely,



Matthew Blythin
Director

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