

Date : 7th March 2024
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Re: Wokingham Carnival Library and Leisure Centre – Condition 32 statement

I am writing on behalf of Pellikaan, the main contractors who have delivered the Carnival Hub development, and specifically in relation to Condition 32 of permission 201802.

Ground investigation report ARUP –GIR-ZZ-RP-Y-0001 P03 dated October 2019 was submitted under planning application 202743 for the discharge of condition 31 of the original planning consent. Subsequently, a Contamination Statement from J Mould (appended here for reference) was submitted in relation to Condition 32 (verification), having undertaken the demolition and groundworks on site. From our work as main contractor, I am able to address the queries most recently raised by the Council's Environmental Health Officer as follows:

1. *Removal of made ground - where, when, how was it disposed?*
No ground has been removed from site during the leisure centre construction.
2. *Importing of clean soils – where was it placed, to what depth, where membranes required prior to placement, certification that the imported soil was “clean”.*
No soils have been imported for the leisure centre scheme. I understand some may have been imported for the residential scheme, however that is being delivered pursuant to a different planning permission and by different contractors so is not relevant to this condition.
3. *Asbestos assessment – what were the findings of the asbestos assessment*
Asbestos hasn't been found on the leisure centre site - please see attached Statement from J.Mould who carried out the demolition works on behalf of the Client.
4. *Has the risk to ground water been reduced as expected with the removal of made ground?*
No issues with groundwater were encountered during works on site.
5. *Were there any unexpected/unforeseen concerns relating to risk to soil, groundwater and air from contaminants encountered during the construction phase?”*
No unexpected or unforeseen concerns relating to risk to soil, groundwater or air from contaminants were encountered during the construction phase of the leisure centre.

I trust the above is sufficient to allow discharge of the condition.

Yours faithfully,


Pellikaan Construction Ltd
Marc Janssen