

Berkeley homes (Oxford & Chiltern) Ltd
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Emma Gee
Interim Executive Director Economic
Growth and Neighbourhood Services

Civic Offices, Bridge Street,
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Our Ref: 230593

Your Ref: PP-12133782-v1

e-mail: Jonathan.Markwell@reading.gov.uk

8 June 2023

Your contact is: Mr Jonathan Markwell, Planning

Dear Berkeley homes (Oxford & Chiltern) Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230593

Application type: Approval of Conditions

Address: Former Toys R Us Kenavon Drive Reading

Proposal: Discharge of conditions 27 i) (contaminated land validation report for Phase 2 Block M4) and 27 j) (contaminated land validation report for Phase 2 Block M5) of planning permission 170509, as granted 10/10/2018 (wording of condition since amended by 210239/NMA)

I refer to the above application to discharge planning permission conditions 27 i) (contaminated land validation report for Phase 2 Block M4) and 27 j) (contaminated land validation report for Phase 2 Block M5) and respond as follows:

Condition 27 i) (contaminated land validation report for Phase 2 Block M4)

The validation report details, as shown on the following:

RE: Kenavon Drive, Reading - Validation of Clean Cover System within the M4 and M5 areas By Omnia, Ref A11057/230412/L2, dated 02/05/2023, as received 03/05/2023

are approved pursuant to condition 27 i).

Condition 27 j) (contaminated land validation report for Phase 2 Block M5)

The validation report details, as shown on the following:

RE: Kenavon Drive, Reading - Validation of Clean Cover System within the M4 and M5 areas By Omnia, Ref A11057/230412/L2, dated 02/05/2023, as received 03/05/2023

are approved pursuant to condition 27 j).

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Further to discussions during the course of this application, it would be helpful in your future validation reports to include a specific statement regarding the gas situation to confirm that no remediation was required for the relevant buildings (if applicable).

For the avoidance of any possible future doubt, it is advised that future separate approval of details applications will be required to be submitted and approved in relation to other remaining parts of the site, as per the wording of condition 27, as amended by 210239/NMA, prior to the condition being approved in full. Those still required to be discharged are f) Phase 2 - Block M1, k) Phase 3 - Block W1, l) Phase 3 - Block W2, m) Phase 3 - Block W3, n) Phase 3 - Block W4.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email as above.

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer