

Berkeley Homes Oxford & Chiltern
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Frances Martin
Executive Director for Economic Growth
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Our Ref: 201148

Your Ref: PP-08960176

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

15 September 2020

Your contact is: Mr Jonathan Markwell, Planning

Dear Berkeley Homes Oxford & Chiltern,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201148

Application type: Approval of Conditions

Address: Toys R Us Kenavon Drive Reading

Proposal: Partial discharge of condition 38 (landscaping) of planning permission 170509, for part 1) (a) services (wording already altered by agreed non-material amendments 191237 & 200980) (sought retrospectively)

I refer to the above application for the partial discharge of condition 38 (landscaping) of planning permission 170509, for part 1) (a) services (wording already altered by agreed non-material amendments 191237 & 200980) (sought retrospectively) and respond as follows:

Condition 38 part 1) (a) (landscaping services)

The landscaping services details, as shown in the following documents, have been assessed:

Existing Utilities & Drainage Plan 446.PL.Util.100

Proposed Utilities & Drainage Plan 446.PL.Util.101

The above details are deemed to be acceptable.

However, as you are aware, the confirmation in this letter cannot be taken that this part of the condition is discharged, as the development has

- already commenced (demotion commenced in December 2018, before this submission was made) the original wording of condition 38 a) on permission 170509 required these details to be submitted to and approved in writing by the Local Planning Authority prior to commencement including demolition;

- already commenced on the proposed structure, beyond the demolition and piling stages stipulated within the condition wording of condition 38 1) (a) agreed by non-material amendment applications 191237 & 200980

Your supporting letter itself clarifies that this condition is submitted retrospectively.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this part of the condition, nor matters of enforcement.

More specifically, the Natural Environment officer has confirmed that the details provided are deemed acceptable as confirmation has been provided that the position of installed services does not conflict with the ability to implement landscaping as shown on approved LS Masterplan Kenavon Drive Landscape Illustrative Landscape Masterplan AL6086-2010 Rev B, as received 05/12/17, as approved under 170509.

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 or the direct line as above.

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer