

Berkeley Homes Oxford & Chiltern
Berkeley House
Farnham Lane
Farnham Royal
Slough
SL2 3RQ

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 200210

Your Ref: PP-08495085

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

25 June 2020

Your contact is: Mr Jonathan Markwell, Planning

Dear Berkeley Homes Oxford & Chiltern,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200210

Application type: Approval of Conditions

Address: Toys R Us Kenavon Drive Reading

Proposal: Discharge of condition 4 (materials) of planning permission 170509.

I refer to your application as described above.

The material details, as shown on the following:

External Surface/Material Booklet Rev E by Berkeley Homes, dated and received 24/06/2020

Street Furniture Rev C by Berkeley Homes, dated 18/06/2020, as received 24/06/20

446.MC.100 Rev A Brick Palette 1 - Dark, as received 24/06/2020

446.MC.101 Rev B Brick Palette 2 - Mid/Grey, as received 24/06/2020

446.MC.102 Rev A Brick Palette 4 - Light, as received 24/06/2020

446.MC.103 Rev A Brick Palette 3 - red, as received 24/06/2020

446.EF.150 External Post Box Location Extracts, as received 24/06/2020

are approved pursuant to condition 4.

Informatives

As discussed during the consideration of this application, you are advised of the following for the avoidance of any future doubt:

1. This materials discharge of condition solely approves the physical materials themselves, with the landscaping details themselves assessed on their own merits under separate discharge of conditions application(s), e.g. condition 38.

2. The materials/design/details of the biodiversity enhancements are not considered / agreed as part of this application, but will instead be considered in relation to the future discharge of condition 42.
3. Lighting details are not considered / agreed as part of this application, but will instead be considered in relation to the future discharge of condition 43.
4. On-site play space facilities (including the water feature within the riverside square) are not considered / agreed as part of this application, but will instead be considered in relation to the future discharge of condition 52.
5. Privacy screen details are not considered / agreed as part of this application, but will instead be considered in relation to the future discharge of condition 53.
6. Materials associated with the moorings strategy are not considered / agreed as part of this application, but will instead be considered in relation to the future discharge of condition 57.
7. Vegetated raft/river edge habitat / otter holt material details are not considered / agreed as part of this application, but will instead be considered when the specific s106 obligation is considered.
8. This materials discharge of condition application solely approves the physical materials of the gates serving the vehicular parking areas, with the operation and use of the gates assessed under their own merits under the future discharge of condition 22.

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.

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