

Reading Borough Council
Civic Centre
Bridge Street
Reading
RG1 2LU

2 Oct. 2019

Proposal:	Discharge of Condition 29 and 30
At:	Former Homebase / Toys R Us Kenavon Drive Reading RG1 3DH

We hereby formally apply to discharge Condition 29 pursuant to permission 170509:

Prior to the completion of building foundations and ground floor slabs within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) a scheme showing how the development is to be protected against the possibility of land gas shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the relevant phase of development (in line with the approved phasing plan: Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

The stated purpose of Condition 29 is to “ensure the development is suitable for its end use and does not create undue risk to occupiers of the site or surrounding areas”. The need for the condition is acknowledged and fully understood. However, upon carrying out this work Berkeley have discovered that the gas levels are significantly lower than previously recorded, and therefore does not warrant a gas membrane. The remediation works are therefore no longer required. Please see the accompanying evidence which supports this notion.

Upon granting the discharge for condition 29, condition 30 will then cease to be required and should also be discharged.

Please do not hesitate to contact me directly should you require any further information. Otherwise, I very much look forward to you decision on the application within the prescribed period of 28 days.

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