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Borough Council

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19 February 2018

Your contact is: Mr Jonathan Markwell, Planning & Building Control

Dear The Oracle Shopping Centre Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 172183

Application type: Approval of Conditions

Address: The Oracle, Bridge Street, Reading

Proposal: Discharge of condition 12 (BREEAM) of planning permission 151537.

I refer to the above application to discharge planning permission condition 12 (BREEAM) and respond as follows:

Condition 12 (BREEAM)

The BREEAM details, as shown on the following:

Interim Certificate - Design Stage Ref BREEAM-0060-0981 Issue 01 dated 24/08/17, as received 06/12/17

The Pavilion, Oracle Riverside BREEAM Post Construction Assessment Report by Envision, as received 06/12/17

Final Certificate Ref BREEAM-0070-5772 Issue 01 dated 15/02/18, as received 19/02/18

are considered to be acceptable.

The above details are considered to be acceptable. However, as you are aware, the confirmation in this letter cannot be taken that the condition is discharged, as the Class A3 unit was occupied (in relation to condition 12a) and occupied for a period of more than 3 months (in relation to condition 12b) before the condition was sought to be discharged.

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 condition, nor matters of enforcement.

I trust that this letter is suitable for your purposes. Should you have any further queries, please do not hesitate to contact me on the above number.

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.co.uk