

28 February 2018
Delivered by Planning Portal

Ralph Chakadya
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Ralph

LAND NORTH OF ISLAND ROAD, READING: DISCHARGE OF CONDITION 12 – PLANNING PORTAL REF: PP-06783445

We write on behalf of Peel Logistics in respect of the above application to discharge Condition 12 of the outline planning permission (ref: 141789) in relation to Land North of Island Road, Reading.

Condition 12 of the outline planning permission (as amended by non-material amendment ref: 160190) states the following:

Works to secure dry access to and from Island Road to be secured under a S.278 agreement of the Highways Act 1980 prior to occupation of the development and the agreed works to be carried out and completed prior to occupation of the last unit or within 3 years of the date of implementation of the first phase of the development as granted by this permission, whichever is soonest.

Reason: *To ensure that safe access to and from the site can be provided as Island Road has been known to flood. LDF Core Strategy Policy CS35-Flooding.*

The following details have been submitted via the Planning Portal (ref: PP-06783445) in respect of Condition 12:

- Completed application form
- Island Road S.278 Agreement – Phase 1 Completion Notice

The enclosed Completion Notice confirms the completion of Phase 1 of the Island Road works to enable dry access to the site as referenced in the condition and supporting reason. This notice confirms that the condition is satisfied and can therefore be discharged.

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Please note that the wider 'Phase 2' works to Island Road are continuing on site, with an expected completion date of March 2018. Peel Logistics are committed to the delivery of these works via the completed s.278 Agreement and associated bond.

Whilst confidential at this stage, Peel Logistics is in discussion with a prospective occupier for Unit A, and the completion of this Agreement for Lease is dependent upon the relevant planning obligations being discharged to allow occupation of the unit. On this basis, we kindly request that the Council confirms discharge of the condition at the earliest opportunity. This will facilitate the delivery of 120 jobs.

We look forward to receiving notice that the application has been registered shortly. If you require any further information or assistance, please do not hesitate to contact me.

Yours sincerely



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Associate Director

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