

Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Our Ref: 240273

Your Ref: PP-12831536-v1

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

8 April 2024

Your contact is: Mr Jonathan Markwell, Planning

Dear Turley,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 240273

Application type: Approval of Conditions

Address: The Oracle Bridge Street Reading

Proposal: Discharge of condition 78 (location of application floor space) of permission 230682.

I refer to the above application to discharge planning permission condition 78 (location of application floor space) of permission 230682 and respond as follows:

Condition 78 (location of application floor space)

The application floor place details, as shown on the following:

2216-URB-ZZ-37-DR-A-208160 Rev P01 - General Arrangement Riverside Level As Proposed, as received on 28/03/2023

2216-URB-ZZ-42-DR-A-208160 Rev P00 - General Arrangement Lower Ground Floor As Proposed, as received on 03/03/2023

2216-URB-ZZ-48-DR-A-208160 Rev P00 - General Arrangement Upper Ground Floor As Proposed, as received on 03/03/2023

And emails from Turley 'RE: Oracle, Reading (240273)' dated 25/03/2024 and 28/03/2024 confirming that a 208sqm area at Riverside level fronting onto Bridge Street will form back of house storage space for the retailers, be demised to the landlord (as referenced on the Riverside level plan received on 28/03/2024) and will not form a separate planning unit.

are approved pursuant to condition 78, in association with the areas shown (specifically, the Riverside Level, the Lower Mall Level and the Upper Mall Level, all on the western side of the site, in space previously occupied by House of Fraser). Future separate submissions will be required in association with the Riverside Level, the Lower Mall Level and the Upper Mall Levels on the eastern side of the

site, in space previously occupied by Debenhams, or if any of the floor space covered by this application is subsequently re-modelled or reconfigured to create a different unit(s) in the future.

The above condition, where a submission is required and has been provided (and as per only the floor space as shown), 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