

Mr Alex Burrows
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Emma Gee
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Our Ref: PL/24/1522

Your Ref: PP-13567290

20/11/2024

Your contact is: Jonathan Markwell, Planning

Dear Mr Alex Burrows

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1522

Application Type: Approval of details reserved by a condition

Location: Former Toys R Us, Kenavon Drive, Reading, RG1 3DH

Proposal: Discharge of condition 51(ii) (b) (final BREEAM certificate in relation to Education - Pre-School) of planning permission 170509, as granted 10/10/2018 (sought retrospectively).

I refer to the above application to discharge planning permission condition 51(ii) (b) (final BREEAM certificate in relation to Education - Pre-School) and respond as follows:

Condition 51 (ii) b) Final BREEAM certificate, Education – Pre-School

The BREEAM details, as shown on the following:

BREEAM UK Final Certificate Reference BREEAM-0096-5137 Issue 01, dated 12/11/2024, as received 15/11/2024

are considered acceptable.

However, the confirmation in this letter cannot be taken that this condition is discharged, as the wording of the condition required the details to be submitted and approved by the Local Planning Authority prior to the first occupation of the unit, with the middle block (phase 2) nursery having been occupied since 2023, in advance of the submission of this application.

However, I can also confirm that on the basis of the information provided there are now considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement. Accordingly, the condition is effectively discharged at this juncture, but retrospectively in this instance.

For your information, you are reminded that condition 51 (ii) (a) retail – shop and the remaining parts of condition 51 (ii) (c) retail – café (noting that application 240001, as approved on 25/01/2024) only related

to the café at Block W4) is outstanding and will require details to be submitted and approved by the Local Planning Authority prior to the first occupation of the relevant remaining units at the site.

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 via email.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer