

Mr Ben Reed  
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Our Ref: PL/24/1425  
Your Ref:  
PP-13510950  
Direct: ☎  
4 December 2024

Your contact is: Anthony Scholes, Planning

Dear Ben,

## **TOWN AND COUNTRY PLANNING ACT 1990**

**Application Number:** PL/24/1425

**Application Type:** Approval of details reserved by a condition

**Location:** READING LINK RETAIL PARK, ROSE KILN LANE, READING

**Proposal:** Application for Approval of Details Reserved by Conditions 3, 6, 7, 8, 10, 14 Parts (a) and (b) of application 231077

I refer to your Approval of Conditions application as described above.

### **Condition 3**

Condition 3 states:

*"No development shall commence above foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority."*

The following is **approved** pursuant to condition no. 3:

- The 'Ben Reed Architects', Materials Schedule, Ref: 432-90-901A  
Received by the LPA on 24 October 2024

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above.

### **Condition 6**

Condition 6 states:

*"No development shall take place on site until 1) a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of*

*BREEAM Very Good rating has been submitted to and receipt acknowledged in writing by the Local Planning Authority; Or, 2) an alternative sustainability assessment addressing the requirements of Policy CC2 including appropriate assessment criteria has been submitted to and approved in writing by the Local Planning Authority.”*

The following is **approved** pursuant to condition no. 6:

- The ‘Bluesky’, Sustainability and Energy Statement – Gym Building, Reading Link Retail Park, and dated 3<sup>rd</sup> October 2024  
Received by the LPA on 24 October 2024

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above.

### **Condition 7**

Condition 7 states:

*“Prior to first occupation of the development hereby approved, a copy of the final sustainability assessment as required by condition 6 has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained the standard set out in the Interim BREEAM Certificate or alternative standard as approved under condition 6 Above.”*

It is noted that this condition requires submission of a final assessment based on the details provided in relation to condition 6 above following completion of works. As such this condition is **not discharged**.

### **Condition 10**

Condition 10 states:

*“No development shall commence on site (including demolition or preparatory works) until details of a habitat enhancement scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.”*

The following is **approved** pursuant to condition no. 10:

- The ‘Ecology Partnership’, Reading Link Retail Park Habitat Enhancement Scheme (HES), and dated November 2024  
Received by the LPA on 6 November 2024

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above.

### **Condition 14**

Condition 14 states:

*“a) The development hereby approved shall not be commenced until a site-specific land gas risk assessment in accordance with current guidance and a detailed land gas site investigation as necessary has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications for the development hereby approved. Remediation Scheme*

*b) The development hereby approved shall not be commenced until a remediation scheme demonstrating how the development is to be protected against the possibility of land gas in accordance with the findings of the above risk assessment, has been submitted to and approved in writing by the*

*Local Planning Authority. The scheme shall be fully implemented and completed as approved before the development is first occupied and those measures incorporated into the development shall thereafter be retained as approved at all times thereafter."*

The following is **approved** pursuant to condition no. **14 (a) and (b) only**:

- The 'Aviron', Ground Investigation Report, Ref: 24-219.01 and dated 9<sup>th</sup> October 2024  
Received by the LPA on 12 November 2024

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above, **and part (c) of condition 14**.

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 address or the direct line as above.

Yours sincerely

*AS*

Anthony Scholes  
Senior Planning Officer