

Mr J Markwell
Reading Borough Council
Civic Centre
Bridge Street
Reading
RG1 2LU

Our Ref L.446.074.ADB

07 January 2025

Dear Mr Markwell

**Application for the discharge of Planning Condition on Full Application 170509.
Located at the Former Homebase & Toys R Us site, Kenavon Drive, RG1 3DH.**

Please find enclosed 'O446-37454-W-XX-M-West Block W3 SAP As-Built_C01' for core W3 by Stantec to enable the partial discharge of condition 49 m Phase 3 – Block W3, (NMA to condition wording under 221076) for the development on Kenavon Drive, Reading.

Condition 27 No dwelling within (f) Phase 2 – Block M1, g) Phase 2 – Block M2, h) Phase 2 – Block M3, i) Phase 2 – Block M4, j) Phase 2 – Block M5, k) Phase 3 – Block W1, l) Phase 3 – Block W2, m) Phase 3 – Block W3, n) Phase 3 – Block W4 as per Site Phasing Plan O446-AA5990C-SW-00-A-5030 Rev.P 05 hereby permitted shall be first occupied until written documentary evidence has been submitted to, and approved in writing by, the local planning authority demonstrating that 50% of the dwellings emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor. Dwellings within (a) Phase 1 – Block E1, b) Phase 1 – Block E2, c) Phase 1 – Block E3, d) Phase 1 – Block E4, e) Phase 1 – Block E5 shall be delivered in line with approved report East Block SAP Report – As Built by Stantec Ref 37454 Rev C02 approved under permission reference 210284 dated 20/07/2022.

I trust the information provided is sufficient to allow the discharge of 49) (m) of the above condition and I look forward to hearing from you.

Yours sincerely,



Alex Burrows
Head of Design Delivery

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