

Mr Alex Burrows
Berkeley Homes (Oxford & Chiltern) Ltd
Berkeley House
Mill Lane
Taplow
Maidenhead
SL6 0AG

Our Ref: PL/25/0263

Your Ref: PP-13790400

24/02/2025

Your contact is: Jonathan Markwell, Planning

Dear Mr Alex Burrows

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0263

Application Type: Approval of details reserved by a condition

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

Proposal: Partial discharge of Condition 51 (ii) (a) (final BREEAM certificate) for the west block retail unit of planning permission 170509, as granted 10/10/2018.

I refer to the above application, which seeks to discharge planning permission condition 51 (ii) (a) (final BREEAM certificate) in relation to the west block retail unit at Block W3 (on the corner of Kenavon Drive and Forbury Road) and respond as follows:

Condition 51 (ii) (a) (final BREEAM certificate) for the west block retail unit

The final BREEAM certificate details, as shown on the following:

BREEAM UK Final Certificate for the assessment of Huntley Wharf, West Block Retail Unit, 1 Palmer Street, Reading, Berkshire, RG1 3GX Ref BREEAM-0096-4304 Issue 01 (BREEAM UK New Construction 2014 Retail New Construction (Shell only) dated 17/02/2025 and received 19/02/2025

are approved pursuant to condition 51 (ii) (a) solely in relation to the west block retail unit at Block W3.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Informatives:

Please note that whilst, based on your submission and other separate applications, the intended use of this unit within Block W3 of the development is as a Retail Shop (Class A1 as the time of the original permission), the permitted uses are Classes A1-A4, B1a&b and Class D1&D2 (those specified within condition 59) under permission 170509. Hence, if an alternative (non-retail shop) permitted use were to seek to occupy the unit within Block W3, condition 51 (ii) would need to be satisfied in relation to that proposed use, given this submission relates solely to a Retail New Construction BREEAM assessment (unless it is a use whereby a Retail New Construction BREEAM assessment would also be relevant).

For your information, discharge of condition application 240001 approved details in relation to the west block (Ref Block W4) café unit on 25/01/2024. In addition, discharge of condition application PL/24/1522 effectively approved details in relation to the middle block (Ref Block M2) education – pre-school unit on 20/11/2024. Most recently, discharge of condition application PL/25/0151 approved details in relation to an east block (Block E1) Yoga Studio on 30/01/2025. Accordingly, a future discharge of condition application is outstanding in relation to the middle block (Ref Block M1) anticipated restaurant. An application is therefore required to be submitted and approved prior to the first occupation of this unit, as per condition 51 (ii). Furthermore, should alternative permitted uses be brought forward for those units where BREEAM details have already been approved, separate BREEAM details would be required (if different from the type of BREEAM assessment already undertaken).

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

J.M.