

Westbury Projects
114 Power Road
London
W4 5PY

Our Ref: PL/25/0338

Your Ref: PP-13814301

28/04/2025

Your contact is: Jonathan Markwell, Planning

Dear Westbury Projects

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0338

Application Type: Approval of details reserved by a condition

Location: 71-73 CAVERSHAM ROAD, READING, RG1 8JA

Proposal: Discharge of conditions 3 (contract for redevelopment) and 22 (contamination assessment) of planning permission 220922, as granted on 22/03/2024 (amended description).

I refer to the above application to discharge planning permission conditions 3 (contract for redevelopment) and 22 (contamination assessment) of planning permission 220922, as granted on 22/03/2024, and respond as follows:

Condition 3 (contract for redevelopment)

The contract for redevelopment details, as shown on the following:

- Design and Build Contract, 2024 Edition by JCT and between Bloom L1 Limited and Westbury Projects Limited, Ref 205754904, dated 18/03/2025, as received 01/04/2025

are approved pursuant to condition 3.

Condition 22 (contamination assessment)

The contamination assessment details, as shown on the following:

- Geo-Environmental Investigation by Ground and Environmental Investigation Ltd, Ref 24-728, dated January 2025, as received 04/03/2025

are approved pursuant to condition 22.

The above conditions, 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.

It is noted that at the outset of this application that it was also sought for conditions 4 (details of the recording of the existing buildings) and 8 (demolition and construction method statement) to be discharged too. These conditions were withdrawn from this application by the agent on 28/04/2025. These conditions are outstanding and require formal submissions to be made and approved prior to the implementation of the original permission, with both being pre-commencement conditions.

Please note that the Environmental Protection Officer, in confirming that the details submitted in relation to condition 22 are acceptable, also advises that on the basis of no contamination being found and no remediation being required, the same information submitted for condition 22 will be able to be submitted to satisfy conditions 23 (remediation scheme) and 24 (validation report). You are therefore encouraged to submit such information in any future separate discharge of conditions application.

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.