

Our ref: KL/AC/Q080375
Your ref: 221110
Email: adam.cornish@quod.com
Date: 8th August 2025



Planning Department
Reading Borough Council
Civic Offices
Reading
RG1 2LU

Submitted via Planning Portal (PP-14233448)

Dear Sir / Madam,

Town and Country Planning Act 1990 (as amended)
Units 2 and 6, Reading Retail Park, Oxford Road, RG30 1PR
Approval of details reserved by Condition 17 (External Lighting) relating to
planning permission ref. 221110, dated 2nd May 2024
Application submitted on behalf of CT UK Property Authorised Investment Fund

We are instructed by our client, CT UK Property Authorised Investment Fund ('the Applicant'), to submit the enclosed application to discharge Condition 17 (External Lighting) relating to planning permission ref. 221110, dated 2nd May 2024, in respect of the development at Units 2 and 6, Reading Retail Park, Oxford Road, RG30 1PR ('the Site').

This discharge of condition application has been submitted via the Planning Portal (PP-14233448) and includes the following supporting documents:

- **Requisite discharge of condition application form, duly completed;**
- **Decision Notice (ref. 221110, dated 2nd May 2024);**
- **Proposed Lighting Layout, prepared by Signify; and**
- **LIAS Design Notes & Luminaire Schedule, prepared by Signify.**

A payment of £298, along with the planning portal administration fee, has been made to Reading Borough Council, via the Planning Portal, on the day of submission.

1 Background

Full planning permission (ref. 221110) was granted on the 2nd May 2024 for the following development:



“Proposed use of Unit 2 and Unit 6 as a foodstore (Class E) including rear extension, revised servicing arrangements, new shop front, trolley bay and covered cycle storage; and associated works”

The planning permission was subject to 17no. conditions and a copy of the Decision Notice is enclosed for reference. Condition 17 is the subject of this application.

2 Condition 17 (External Lighting)

Condition 17 is a pre-occupation condition which states:

“Prior to first occupation or first use of the development hereby approved, full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed before first occupation of the buildings or use commenced and the external lighting shall thereafter be maintained and operated in accordance with the approved details. No external lighting shall be installed at any time except in accordance with the approved details.”

The Proposed Lighting Layout, prepared by Signify specifies the technical details, the location and height of the proposed lighting, and provides an isolux contour map which shows light spill levels in and around the Site.

The proposed lighting comprises 16no. LED Luminaires to be mounted onto the units' facades with a maximum brightness of 360 lumens, 5no. recessed downlighters with a maximum brightness of 2260 lumens and one recessed downlighter are also proposed to be installed on the canopy over the trolley bay.

The lighting levels are in line with guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011. Condition 17 has therefore been satisfied in full and can be discharged without delay.

3 Conclusion

We are instructed by CT UK Property Authorised Investment Fund to submit the enclosed application to discharge Condition 17 (External Lighting) of planning permission ref. 221110, dated 2nd May 2024



at Units 2 and 6, Reading Retail Park, Oxford Road, RG30 1PR. The requisite details have been provided in full in order to discharge this condition.

We trust that this information is sufficient for you to validate this application and approve the details pursuant to Condition 17. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,

Adam Cornish
Associate Director

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