

20 March 2026

Jonathan Markwell
Principal Planning Officer
Reading Borough Council
Submitted via the Planning Portal

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Dear Jonathan

**DISCHARGE OF PART II) OF CONDITION 39, PLANNING APPLICATION REFERENCE 170326
LAND BETWEEN WELDALE STREET AND CHATHAM STREET, READING**

On behalf of Ropemaker Properties, please find enclosed information to discharge the final part of condition 39, part (ii), of application 17032 in relation to Land between Weldale Street and Chatham Street, Reading.

Condition 39 specifically states:

"(i) No development associated with the retail shop (Class A1) or restaurant and cafe (Class A3) unit(s) hereby approved shall take place until 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.

(ii) Prior to the first use of the retail shop (Class A1) or restaurant and cafe (Class A3) unit(s), a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and receipt acknowledged in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in the above condition.

Reason: To ensure that the development contributes adequately towards environmental sustainability and that the development is carried out in accordance with sustainable building standards, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and SPD Sustainable Design and Construction (2011)."

This application relates solely to part ii) of the above condition. Part i) has already been discharged under application reference PL/26/0054 on 20 January 2026.

This application is supported by a Final BREEAM certificate. The Final Certificate demonstrates that the retail unit achieves a 'Very Good' rating, as required by condition 39 part (ii).

I trust the enclosed information provides you with the necessary information to discharge the final part (ii) of Condition 39.

Should you require any further information please don't hesitate to contact me.

Yours sincerely



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For Ridge and Partners LLP