



Our ref: **KL/AC/Q080375**
Your ref: 221110
Email: adam.cornish@quod.com
Date: 25th August 2026

Planning Department
Reading Borough Council
Civic Offices
Reading
RG1 2LU

Submitted via Planning Portal (PP-15019866)

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 15 (Final BREEAM Certificate) 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 15 (Final BREEAM Certificate) 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-15019866) and includes the following supporting documents:

- **Requisite discharge of condition application form, duly completed;**
- **Decision Notice (ref. 221110, dated 2nd May 2024); and**
- **Final BREEAM 'Very Good' Certificate.**

A payment of £309, along with the planning portal administration fee, has been made to Reading Borough Council, via the Planning Portal, on the day of submission.

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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 15 is the subject of this application.

2. Condition 15 (Final BREEAM Certificate)

Condition 15 requires a Final BREEAM Certificate to be provided within nine months of occupation of the approved development. The condition reads:

“No later than nine months of first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Refurbishment and Fit Out 2014 Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved 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 Condition 14 above.”

The enclosed Final BREEAM Certificate has now been received and is in accordance with the BREEAM Refurbishment and Fit Out 2014 Sustainability Standard. As required by the condition, the certificate demonstrates that the development achieves, at the post-construction stage, a BREEAM ‘Very Good’ rating with a score of 65.77%. This score aligns with the standard set out in the Interim BREEAM Certificate referred to in Condition 14.

Condition 15 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 15 (Final BREEAM Certificate) 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 15. 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