

3 October 2024

Development Management & Compliance
Wokingham Borough Council
P O Box 157
Shute End, Wokingham
Berkshire
RG40 1BN

Dear Sir/ Madam,

Application to vary condition 15 of planning consent 213106 (granted at appeal, ref: APP/X0360/W/22/3306963) for the proposed erection of 5 no. buildings for commercial development to provide flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, formation of new accesses, and landscape planting, following demolition of existing buildings.

PRC Architecture and Planning Ltd has been instructed by our client, HE2 Reading 1 GP Limited, to submit a s73 application to vary Condition 15 pursuant to the above planning application that was approved via appeal decision through the Planning Inspectorate. The application has been submitted via the Planning Portal, ref.no. PP-13457470

Condition 15 states:

Prior to the first occupation of any of the buildings within the development hereby permitted, details shall be submitted to the local planning authority which demonstrate it has achieved BREEAM level 'Very Good' in accordance with the requirements of BREEAM [or such national measure of sustainability for non-residential design that replaces that scheme] and shall be maintained as such thereafter.

The applicant is seeking to vary the wording of this condition to adjust the trigger for the condition by replacing the wording 'Prior to occupation.....' with 'Within 6 months of occupation.....'. The reason for this variation is because the development is speculative and the end user is unknown, so it is impossible to demonstrate achieving the BREEAM level and provide a BRE certificate without the building being in operation for the end user.

Should you have any queries please do not hesitate to contact me.

On behalf of PRC Architecture and Planning Ltd

Andy Ryley

Senior Associate Director

