

Development Management,
Wokingham Borough Council,
Civic Offices,
Shute End,
Wokingham

17th June 2026

Our Ref: 24/5695C

Dear Sir/Madam,

Aldi Stores Limited
Application to discharge Condition 35 of Planning Permission 230099
Aldi Foodstore, Gazelle Close, Winnersh, RG41 5HH

On behalf of the Applicant, Aldi Stores Limited, please find enclosed an application to discharge Condition 35 of Planning Permission 230099 in relation to the approved Aldi foodstore at Gazelle Close, Winnersh, RG41 5HH.

Planning Permission 230099 relates to the following:

Full application for the proposed erection of a foodstore with associated access, parking and servicing areas, landscaping, and other associated works to include solar panels to the roof.

This discharge of conditions application has been submitted via the Planning Portal (Ref: PP- PP-15019171) and contains the completed application form. The requisite fee of £400.00 has been paid via the Planning Portal.

Condition 35

Condition 35 relates to the provision of A BREEAM Pre-Assessment. The wording of this Condition is as follows:

With the exception of site clearance and preparation works, no development works shall be carried out until written documentary evidence demonstrating that the development will achieve a minimum 'Excellent' rating against the BREEAM Standard, in the form of a design stage report, that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is built in a sustainable manner

The following documents have been submitted in order to discharge this Condition:

- BREEAM Certificate
- BREEAM Information Tracker
- BREEAM Rating

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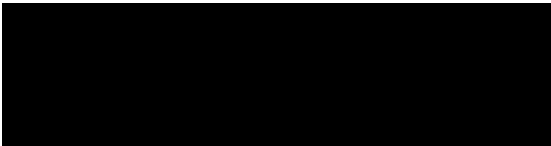
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This document may have been prepared with the support of AI tools, including Microsoft Copilot, which can assist with research and initial drafting. Where AI tools have been used, all content has been reviewed, edited, and validated by our professional team. The findings, recommendations, and conclusions reflect our expert judgement based on the information available at the time of writing. This report forms one component of the wider decision-making process and is intended to be read in conjunction with any other relevant professional advice. Any AI-generated measurements or spatial outputs are approximate; critical information has been independently verified where required.

It is considered that these documents suitably evidence the required information as it is clearly set out within the certificate and associated supporting information that the development has achieved a BREEAM assessment rating of Excellent.

As such, it is considered that the above and enclosed are suitable to allow for the validation and determination of this application, however, please do not hesitate to contact me should you have any queries or require any further information.

Yours sincerely,



Elizabeth Godfrey

Assistant Planner

Planning Potential

Bristol

Enc.