

Date: 27th August 2025
Application: 251658



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 251658

Applicant: Ms Hollie Howe

Site Address: Nigra House, Mulberry Business Park, Wokingham, RG41 2GY

Parish: Wokingham Town

Grid Reference: Easting - 480217, Northing - 167740

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent (242136) dated 21/08/2024. Condition 5 relates to Arboriculture, 11 to Lighting, 12 to Drainage, 15 to Highway Safety & Convenience, 24 to Employment Skills and 26 to Acoustics.

Case Officer: Tariq Bailey-Biggs

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251658. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ben Amey Highways Development		
Service	WBC Highways	App No:	251658
Address:	Nigra House, Mulberry Business Park, Wokingham, RG41 2GY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent (242136) dated 21/08/2024. Condition 5 relates to Arboriculture, 11 to Lighting, 12 to Drainage, 15 to Highway Safety & Convenience, 24 to Employment Skills and 26 to Acoustics.		
Type of Development:	Demolition of existing building and erection of 1 building for employment purposes (Use Classes E, B2 and B8).		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

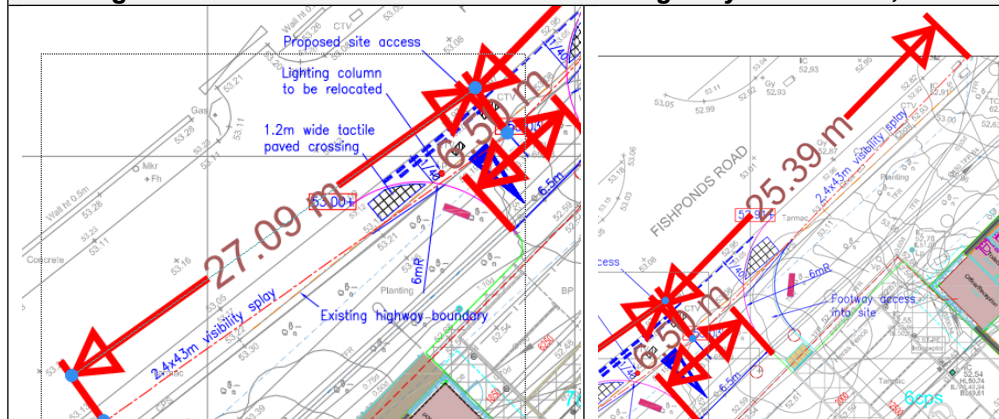
Comments On Proposal

Condition 15: Highway Safety

The LHA require submission of a visibility drawing (as required by Condition 15 of planning consent 242136). The drawing should demonstrate a visibility splay of 2.4m x 43m in accordance with Manual for Streets as required by Condition 15 of planning permission 242136.

Measurements taken from the submitted drawing show a visibility splay of 27.09m looking left and 25.39m looking right from the proposed site access junction.

Drawing No. REDW-3496-100-Rev-B titled 'S278 Highway Works Plan, dated July 2023



Condition 15 relates solely to securing suitable visibility splays and the LHA may provide comment on other highways issues through the S278 agreement or in response to other conditions.

Date:

27th August 2025

Signed:

Ben Amey