

16th April 2025

Wokingham Borough Council
Development Management
Civic Offices
Shute End
Wokingham
RG40 1BN



By email only

Our ref: CROW100

Dear Sir/Madam,

**APPLICATION FOR PLANNING PERMISSION
TOWNA ND COUNTRY PLANNING ACT 1990
FORMER PRINCE BROS. SERVICE STATION, OLD BATH ROAD, CHARVIL, READING RG10
9QJ**

On behalf of our client Speedy Fuels & Lubricants Ltd, I am pleased to enclose a full planning application for the change of use of the former Prince Brothers Service Station at Old Bath Road, Charvil.

The application has been submitted via the planning portal (Ref: PP-13951734) and is described as follows:

“Demolition of two existing buildings and a garage and the change of use from service station to a fuel oil storage and distribution facility including the recladding of the existing building, installation of 8no. fuel oil storage tanks, refurbishment of hardstanding, car parking and other associated works”.

The application has been submitted via the Planning Portal (Ref-13740006) and consists of the following:

- Completed Application Form and Certificates
 - a) Application drawings:
 - Ref: 5104-24 (90) Site Location Plan
 - Ref: 5104-24 (50) Existing Site Layout
 - Ref: 5104-24 (51) Existing Site Elevations 1
 - Ref: 5104-24 (52) Existing Site Elevations 2
 - Ref: 5104-24 (60) Proposed Site Layout
 - Ref: 5104-24 (61) Proposed Sections
 - Ref: 5104-24 (62) Proposed Elevations 1
 - Ref: 5104-24 (63) Proposed Elevations 2
 - Ref: 5104-24 (70) Proposed Drainage layout
 - Ref: 5104-24 (80) Proposed External Lighting Layout

b) Application documents:

- Flood Risk Assessment & Drainage Strategy
- Landscape and Visual Impact Assessment
- Preliminary Ecological Appraisal & BioDiversity Net Gain Report
- Biodiversity Net Gain Matrix
- Preliminary Roost Assessment
- Phase 1 and 2 Ground Investigation Report
- Sustainability Statement
- Transport Assessment
- Tree Survey Report & Plan
- Health and Safety Information Document
- Outline Construction Logistics Plan

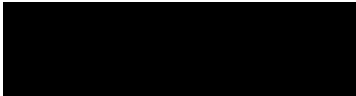
It has been agreed in advance with Claire Moore by email on the 13th March that the application can be submitted now with the Preliminary Roost Assessment on the basis we provide a date of the booked emergence survey as this will help with planning a potential extension of time to the determination date.

On that basis, I can confirm that the emergence survey is booked for Friday 30th May.

The relevant planning fee has been paid by the applicant direct. I trust that the submitted information is sufficient to enable this pre-application submission to be validated and progressed.

If you have any queries or require any further information then please do not hesitate to contact either me.

Yours sincerely



Mike Hughes MRTPI
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