

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

26th March 2026

Our Ref: 24/5695C

Aldi Stores Limited
Application to discharge Conditions 16, 19 and 24 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 Conditions 16, 19 and 24 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-14812967) and contains the completed application form. The requisite fee of £383.00 has been paid via the Planning Portal.

Condition 16

Condition 16 relates to the provision of a parking management strategy. The wording of this Condition is as follows:

Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of:

- *the management of all parking spaces (including restricting occupation of customer parking to a maximum of 90 minutes);*
- *the discouragement of overnight parking of vehicles (unless associated with staff or maintenance vehicles);*
- *the discouragement of the use of the car park that is not associated with the use of the foodstore; and*
- *the monitoring and the delivery of additional electric vehicle charging spaces when required.*

The approved Management Strategy shall thereafter be implemented and thereafter retained.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL policies CC07 and TB20

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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.

The following document has been submitted in order to discharge this condition:

- Car Park Management Plan (Prepared by Connect Consultants)

The submitted Car Park Management Plan includes all the relevant information contained within the Condition Wording and clearly sets out how the car park will be managed appropriately. As such, this is considered suitable in discharging Condition 16.

Condition 19

Condition 19 relates to the provision of a Travel Plan. The wording of the Condition 19 is as follows:

Prior to the occupation of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: To ensure an acceptable impact during construction works

The following document has been submitted to discharge this condition:

- Travel Plan (Prepared by Connect Consultants)

The submitted Travel Plan contains all the relevant information set out within the wording of the condition including methods for encouraging active travel and public transport use. As such, it is considered to be suitable to discharge Condition 19.

Condition 24

Condition 24 relates to the provision of a Delivery and Servicing Plan. The wording of this condition is as follows:

Prior to occupation of the development hereby approved, a Delivery and Servicing Plan shall be submitted to and approved in writing by Local Planning Authority. The use shall be implemented in accordance with the details thereby approved.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6

The following document has been submitted to discharge this condition:

- Delivery and Servicing Plan (Prepared by Connect Consultants)

The information submitted to discharge Condition 24 contains the necessary material and information to ensure that the development will maintain highway safety and convenience. As such, the Delivery and Servicing Plan prepared by Connect Consultants is considered to be suitable to discharge Condition 24.

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 faithfully,

E Godfrey

Elizabeth Godfrey

Assistant Planner

Planning Potential

Bristol

Enc.