

Date: 30 March 2026
Application: 260756



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 260756

Applicant: Ms Hollie Howe

Site Address: Nigra Building, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2QY

Parish: Wokingham

Grid Reference: Easting - 480214, Northing - 167745

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 242136 dated 6/1/2025. Condition 5 (Arboriculture), 12 (Flow Routes), 14 (Highways), 15 (Access & Visibility Splays), 16 (Parking & Cycle Storage) and, 18 (Fume Extraction, Ventilation & Filtration).

Case Officer: Kieran Neumann

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 260756. 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 requested from the case officer.

Your observations are required in respect of this application by **22 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260756
Address:	Nigra Building, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2QY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 242136 dated 6/1/2025. Condition 5 (Arboriculture), 12 (Flow Routes), 14 (Highways), 15 (Access & Visibility Splays), 16 (Parking & Cycle Storage) and, 18 (Fume Extraction, Ventilation & Filtration).		
Type of Development:			
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

General

Additional Highways comments dated 12th May 2026 are indicated in blue. The Highways received the revised submission to address the Highways responses dated 13th April 2026.

The proposal seeks consents for discharging conditions 5, 12, 14, 15, 16 and 18 for Planning Application Reference 242136. This memo responds on the submissions related to highway grounds.

Condition 14 – Construction of Roads and Footways

The Highways DC has no comment to the submissions, but a separate re-approval of technical acceptance by the Highway Agreements team is required.

While Condition 14 have been approved under application ref. 251954, the planning officer shall confirm if re-approval of technical acceptance by the Highway Agreements team is required for re-discharging Condition 14. The planning officer may wish to reapply similar approaches in 251954 to this proposal for consistency.

Condition 15 – Access & Visibility Splays

With reference to the approved swept path in Drawing no. 3463-ADC-HGN-XX-DR-C-0110 S3 (P01), the vehicle chassis would likely overrun the kerb of the proposed access arrangement in Drawing no. 3463-ADC-HGN-XX-DR-C-0120 S4 (P04). Given the realignment of the proposed access junction, the applicant is expected to update the swept path, particular for Drawing no. 3463-ADC-HGN-XX-DR-C-0110 S3 with the latest access arrangement.

Condition 16 – Parking & Cycle Storage

The applicant is expected to provide the parking space details in No. 3286 00414 (Rev. C02), including the position of EVCP and car sharing scheme priority space, indication of allocated, unallocated and visitor parking spaces. The applicant has submitted Drawing No. 3286 T.407 (Site Layout B2) and 3286 T.408 (Site Layout B8), which are welcomed. However, the proposed arrangement of sub-station, motorcycle parking, EVCP, cycle store and an AC unit store adjacent to the cycle store are inconsistent with Drawing No. 3286 00414 (Rev. C02). The applicant is advised to review all submitted drawings for consistency.

[illegible]

It is also noted that the parking area to the northeast of the turning table is shifted southwards in Drawing No. 3286 00414 (Rev. C02), compared the approved Drawing No. 3286 T.400 (Rev. L). While highway impact is unlikely anticipated, the planning officer may wish to confirm if varying condition 2 is required.

Conditions & Reasons (if required)			
Date:	12/5/2026	Signed:	JP