

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 June 2025

Application Number: 250823

Location: Land at Headley Road East, Woodley, Wokingham, RG5 4SN

Proposal: Application to vary condition 32 of planning consent 213106 (granted at appeal, ref: APP/X0360/W/22/3306963), as varied by Section 73 of Town and Country Planning Act 1990 (as amended) planning permission 242532, for the proposed erection of 5 no. buildings for commercial development to provide flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, formation of new accesses, and landscape planting, following demolition of existing buildings. Condition 32 refers to the timing of deliveries at units 9 and 10 and the proposal is to vary the condition to lift the restriction in respect of Unit 9 only.

Recommendation: Approve

Conditions and/or Reasons

3) [Condition 3 is removed]

16) [Condition 16 now reads]

The development hereby permitted shall not be carried out other than in accordance with Drawing no. WD_10-101 Rev.C3, Document titled 'Apollo Cycle Shelter BXMW/AP', Broxap Limited and Document titled 'Apollo Two Tier Cycle Shelter BXMW/AP/TWO-TIER', Broxap Limited approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 16 (application reference 243164) on 27 February 2025. The vehicle parking, turning spaces, and secure and covered bicycle storage or parking facilities shall only be implemented in accordance with the approved details and thereafter retained for those purposes and no other.

18) [Condition 18 now reads]

The development hereby permitted shall not be carried out other than in accordance with Document titled 'Solo 3 – 7kW (Freestanding Mount) Enabling Works Requirements', podPoint, ref: PP-D-Com-FC-047-2, Document titled 'Twin

– 7kW (External Environment) Enabling Works Requirements’, podPoint, ref: PP-D-Com-FX-031-8, Document titled ‘EV Charger Installation Base’ and Drawing no. WD_10-101 Rev.C3 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 18 (application reference 243164) on 27 February 2025. The electric vehicle charging points shall only be implemented in accordance with the approved details prior to the first occupation of any of the buildings and thereafter retained.

22) [Condition 22 now reads]

The development hereby permitted shall not be carried out other than with accordance with Drawing no. P115-3056-02 CR Final, Holophane Europe Limited and Drawing no. WD_10-101 Rev.C3 plans numbered 11359_PL_150-153 Rev F approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 22 (application reference 243164) on 27 February 2025. The lighting for the development shall only be implemented in accordance with the approved scheme prior to first occupation of development and thereafter maintained.

23) [Condition 23 now reads]

Prior to the first occupation of any of the Units 1-8 and 10, a noise management plan for that unit shall first be submitted to and approved in writing by the Local Planning Authority.

The noise management plan submitted for unit 9 reference Operational Noise Management Plan - Unit 9 A5395 dated 2025.03.10, incorporating drawing reference Double Leaf Gate Detail 025074-02 Rev -, is hereby approved.

Each of the approved noise management plans shall thereafter be implemented at all times that the respective buildings are in operation.

24) [Condition 24 now reads]

The acoustic barrier shall be installed in accordance with Technical data/specification document titled ‘Soundwall Tongued & Grooved Panels on Timber Posts’, Charles Ransford & Son, ref: STGTP1/3 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 24 (application reference 242800) on 20 December 2024 prior to the first occupation of development hereby permitted, and retained and maintained thereafter for the lifetime of development

25) [Condition 25 now reads]

The development hereby permitted shall not be carried out other than with accordance with Drawing No. 025074-01 Rev.2, Fastline Steel Services Ltd, Document titled ‘Fastmesh-868-B’, Fastline Steel Services Ltd and Drawing no. WD_10-101 Rev.C3 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 25 (application reference 243164) on 27 February 2025. The lighting scheme for the development

shall only be implemented in accordance with the approved scheme prior to first occupation of development and thereafter maintained.

Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority; this shall include contamination that may be found in the event that the concrete cradle identified in the southern part of the Site is broken out and removed, as recommended in the Letter dated 10 May 2024 prepared by TRC Companies Limited approved by the Local Planning Authority pursuant to an application for the approval of details secured under Conditions 6 and 11 (application reference 241921) on 27 June 2024. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development, or relevant phase thereof, is resumed or continued.

26) [Condition 26 now reads]

No part of buildings within the development hereby permitted shall be brought into use until the interpretive heritage information boards have been installed in accordance with drawings numbered 11359_WD_10-111 Rev. C02, 11359_PL_103 Rev. H and 47385 Rev. 4 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 26 (application reference 250306) on 2 May 2025. The interpretive heritage information boards shall be maintained thereafter.

32) [Condition 32 now reads]

No deliveries shall be accepted or dispatched from Unit 10 between 2300hrs and 0700hrs the following day.

All other conditions of planning permission 213106 (as varied by s73 planning permission 242532) apply to this planning permission, viz:

1. [Deleted].

2. The development hereby permitted shall be carried out in accordance with the following approved drawings: PL100, PL103 Rev C, PL104, PL105, PL106, PL110 Rev A, PL111, PL112, PL113, PL114, PL120 Rev A, PL121, PL122, PL123 Rev A, PL124 Rev A, PL130, PL131, PL132, PL133, PL150 Rev D, PL151 Rev D, PL152 Rev D, PL153 Rev D, PL157, PL158 and PL159 Rev A.

3. See above.

4. No development shall take place, including any works of demolition, other than in accordance with the following drawings and reports:

- Report titled 'Health and Safety Construction Traffic Management Plan', Collard, Ref: 3306963; and
- Drawing titled 'Traffic Management Plan', no. LOG 00, 29/11/2023; and
- Report titled 'Health and Safety Construction Environmental Management Plan (CEMP)', Collard, Ref: 3306963, 08/12/2023; and • Report titled 'Headley Road – Demolition of Structures.' Rev. 003, Ref: C7998-MS-Headley Road-003, Collard, 24/01/2024

approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 4 (application reference 240014) on 28 March 2024; and

- Construction Management Plan, mcsgroup approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 5 (application reference 241657) on 23 August 2024.

The approved drawings and reports shall be adhered to throughout the construction period for the development.

5. No development shall take place, including demolition and site clearance, other than in accordance with the following reports titled:

- o 'Health and Safety Construction Environmental Management Plan (CEMP)', Collard, Ref: 3306963, 08/12/2023 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 5 (application reference 240014) on 28 March 2024; and
- o Construction Management Plan, mcsgroup approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 5 (application reference 241657) on 23 August 2024.

6. [Deleted]

7. [Deleted]

8. No development, except in relation to demolition and ground works, shall be carried out other than in accordance with the drawing titled 'Road & Footway Design Details' no. 13085-SK100 Rev P1 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 8 (application reference 240629) on 27 June 2024. The roads and footways shall only be constructed in accordance with the approved details to road base level prior to the first occupation of any of the buildings within the development hereby permitted and the final wearing course shall be provided within 3 months of occupation unless otherwise agreed in writing by the Local Planning Authority.

9. No development, except in relation to demolition and ground works, shall be carried out other than in accordance with drawing titled 'Vehicular Access Details' no. 13085-SK101 Rev P1 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 9 (application reference 240629) on 27 June 2024. The access on to Headley Road East and

Viscount Way shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The accesses shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

10. No development, except in relation to demolition and ground works, shall be carried out other than in accordance with drawing titled 'Highway Signage Details' no. 13085-SK102 Rev P3 approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 10 (application reference 240629) on 27 June 2024. The approved scheme of signage shall be implemented prior to the first occupation of any of the buildings within the development hereby permitted and retained for the lifetime of the development.

11. No development, except in relation to demolition and ground works, shall be carried out other than in accordance with plans numbered 11359_PL_108 Rev - and 11359_PL_109 Rev - approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 11 (application reference 240497) on 17 March 2024.

12. No operations shall commence on site in connection with development hereby permitted (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until tree protection works have been implemented fully in accordance with the details set out in the Arboricultural Impact Assessment (AIA), by SJ Stephens Associates and dated 3rd March 2022. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the AIA. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise (other than as outlined in the Arboricultural Consultant Site Visit report dated 3 May 2024 prepared by SJ Stephens Associates and submitted to the Local Planning Authority under application reference 240601), until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site.

13. Within one month of the completion of the new access(es), the existing vehicular access(es) to the site shall be stopped up and abandoned, and the footway and/or verge crossings re-instated in accordance with detail of works that shall first be submitted to and approved in writing by the local planning authority. The works shall only be undertaken in accordance with the approved details and thereafter maintained.

14. Prior to the first occupation of any of the buildings within the development hereby permitted, details of any such building to be used for a general industrial use shall be submitted to the local planning authority. The total amount of floorspace for general industrial uses shall not exceed 35 percent of the total floorspace contained within the site (as identified on the approved plans).

15. Within six months of the first occupation of any of the buildings within the development hereby permitted, details shall be submitted to the local planning authority which demonstrate it has achieved BREEAM level 'Very Good' in accordance with the requirements of BREEAM [or such national measure of sustainability for non- residential design that replaces that scheme] and shall be maintained as such thereafter.

16. See above.

17. Prior to the first occupation of any of the buildings within the development hereby permitted, notwithstanding the existing Parking Management Plan document submitted with the planning application, a Parking Management Strategy (PMS) shall be submitted to and approved in writing by the local planning authority. The PMS shall include details of the management of all parking spaces, monitoring of all parking including local residential streets and the monitoring and the delivery of additional electric vehicle charging spaces when required. The PMS shall thereafter only be implemented as approved and remain in place for the lifetime of the development.

18. See above.

19. Prior to the first occupation of any of the buildings within the development hereby permitted, unless otherwise approved in accordance with a timetable which has first been submitted to and approved in writing by the local planning authority, all hard and soft landscape works shall be carried out in accordance with the details shown on the approved drawings. Any trees or plants which, within a period of five years after planting, are removed, die, or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

20. Prior to the first occupation of any of the buildings within the development hereby permitted, further to Condition 19, a landscape management plan shall be submitted to and approved in writing by the local planning authority. This shall include long term design objectives, management responsibilities, timescales, and maintenance schedules for all landscape areas. The landscape management plan shall be implemented as approved.

21. The development hereby permitted shall not be carried out other than with accordance with plans numbered 11359_PL_150-153 Rev F approved by the Local Planning Authority pursuant to an application for the approval of details secured under Condition 21 (application reference 240277) on 10 May 2024. The biodiversity enhancements shall thereafter be installed as approved and thereafter maintained.

22. See above.

23. See above.

24. See above.

25. See above.

26. See above.

27. Within 6 months of the first occupation of any of the buildings within the development hereby permitted, 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.

28. All trees, hedges and shrubs or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

29. Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority; this shall include contamination that may be found in the event that the concrete cradle identified in the southern part of the Site is broken out and removed, as recommended in the Letter dated 10 May 2024 prepared by TRC Companies Limited approved by the Local Planning Authority pursuant to an application for the approval of details secured under Conditions 6 and 11 (application reference 241921) on 27 June 2024. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development, or relevant phase thereof, is resumed or continued.

30. Demolition or construction works shall take place only between 0800hrs and 1800hrs, Monday to Friday, 0800hrs to 1300hrs on Saturdays, and shall not take place at any time on Sundays or on Bank or Public Holidays.

31. Further to Condition 2 and except where indicated in others, the development hereby permitted shall only be carried out in accordance with the details and measures outlined in the following documents and where shown on the approved drawings:

- the Energy Strategy Report (Issue 1), by Shepherd Brombley Partnership and dated 30 July 2021; and
- the Flood Risk Assessment and Outline Drainage Strategy Report (R01), by Baynham Meikle Partnership Limited and dated September 2021.

The development shall thereafter be maintained in accordance with the details and measures contained within the assessments or reports

32. See above.

33. Further to Condition 23, during occupation of the development hereby permitted, doors and windows of each building shall be kept closed when it is in use and all noise generating activities shall cease when doors are opened to accept or dispatch deliveries during the hours of 2300hrs and 0700hrs.

34. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first-floor level or above in the eastern elevation of units 1 - 5 and the western elevation of unit 10 hereby permitted except for any which may be shown on the approved drawing(s).



Recommendation and conditions/reasons agreed:

Date: 09.05.25

REMEMBER - The earliest date for a decision on this application is: **3 May 2025**