



WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Carnival Hub, Wokingham Borough Council

Address Line 1

Wellington Road

Address Line 2

Address Line 3

Wokingham

Town/city

Wokingham

Postcode

RG40 2AF

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

/

Company Name

Wokingham Borough Council

Address

Address line 1

C/O DHA Planning

Address line 2

Eclipse House, Eclipse Park

Address line 3

Sittingbourne Rod

Town/City

Maidstone

County

Kent

Country

United Kingdom

Postcode

ME143EN

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Matthew

Surname

Blythin

Company Name

DHA Planning

Address

Address line 1

Eclipse House

Address line 2

Eclipse Park

Address line 3

Sittingbourne Road

Town/City

Maidstone

County

Country

United Kingdom

Postcode

ME14 3EN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Full planning application for the erection of 55 dwellings (flats) with associated landscaping, parking, access and drainage. Demolition of all existing buildings on site. The proposal is for an amended design to the dwellings previously approved under reference 172012, with replacement leisure centre to be constructed pursuant to planning permission 172012.

Reference number

200089

Date of decision (date must be pre-application submission)

19/03/2020

Please state the condition number(s) to which this application relates

Condition number(s)

CONDITIONS 3 (LEVELS), 4 (LANDSCAPING), 12 (ROADS AND FOOTWAYS), 21 (NOISE ATTENUATION) AND 25 (EXTERNAL LIGHTING)

Has the development already started?

Yes
 No

If Yes, please state when the development was started (date must be pre-application submission)

04/12/2021

Has the development been completed?

Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes
 No

If Yes, please indicate which part of the condition your application relates to

Condition 4 previously part discharged - landscaping previously approved with the exception of details required in relation to highway construction, tree root barrier and lighting scheme

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

5964-CARNI-ICS-01-XX-DR-C-0100 C02 – Levels Design
P1040-HLM-XX-00-DR-L-0002 C10 – Residential Site Levels Plan 1
P1040-HLM-XX-00-DR-L-0003 C08 – Residential Site Levels Plan 2
P1040-HLM-XX-XX-SP-L-0060 – Landscape Specification;
P1040-HLM-XX-00-DR-L-0001 C01 – Landscape Masterplan;
P1040-HLM-XX-00-DR-L-3080 C08 – Hard Landscape Layout;
P1040-HLM-XX-00-DR-L-3090 C05 – Hard Landscape Details (Car Park Sheet 1);
P1040-HLM-XX-00-DR-L-3091 C04 – Hard Landscape Details (Car Park Sheet 2);
P1040-HLM-XX-00-DR-L-3092 C05 – Hard Landscape Details (Rain Gardens);
P1040-HLM-XX-00-DR-L-3093 C04 – Hard Landscape Details (Steps);
P1040-HLM-XX-00-DR-L-3094 C04 – Hard Landscape Details (Typical Details Sheet 1);
P1040-HLM-XX-00-DR-L-3095 C04 – Hard Landscape Details (Typical Details Sheet 2);
P1040-HLM-XX-00-DR-L-4501 C08 – Soft Landscape Planting Layout;
P1040-HLM-XX-XX-DR-A-2512-C01-External cycle store;
5964-CARNI-ICS-01-XX-DR-C-0300-C02 – Finishes & Kerb Design;
5964-CARNI-ICS-01-XX-DR-C-0400-P02 - Typical Construction Details;
Acoustic Design Report - P1040-MCH-XX-XX-RP-AO-9001 P08;
Carnival Place Apartments – Acoustic Test Report (Part E Sound Insulation Test Report), 2nd June 2025;
1F Test Plan-P03-1F Test Plan;
2F Test Plan-P03-2F Test Plan.
Exterior Lighting Scheme, Rev 9 (we-ef).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

01/10/2025

Details of the pre-application advice received

Confirmation that details are to be submitted as a separate application rather than pursuant to application 213219

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Matthew Blythin

Date

02/10/2025