

Date: 8 May 2025
Application: 250959



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250959

Applicant: - - -

Site Address: Former Prince Bros Service Station, Old Bath Road, Reading, RG10 9QJ

Parish: Invalid code

Grid Reference: Easting - 478168, Northing - 176036

Type of Development: Minor General industrial/storage/warehouse (1-999 sqm)

Proposal: Full application for 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 8 no. fuel oil storage tanks, refurbishment of hardstanding, car parking and associated works.

Case Officer: Marcus Watts

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 250959. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	250959
Address:	Former Prince Bros Service Station, Old Bath Road, Reading, RG10 9QJ.		
Proposal:	Full application for 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 8 no. fuel oil storage tanks, refurbishment of hardstanding, car parking and associated works.		
Type of Development:	Minor General industrial/storage/warehouse (1-999 sqm)		
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

Highways welcome the submission of a Transport Assessment (TA) with the application.

The site is located on A3032 Old Bath Road, part of the primary road network. ATC vehicle flow data has been provided which recorded up to 8000 vehicles/day (two-way) on the A3032.

The TA considers trip generation of the existing, extant use of the site against the proposed development. Typically, there would be around 56 movements/day (weekdays) split across three main periods and the majority of these would be within the development's AM peak of 0600-0700hrs, when staff arrive at the site and HGV's leave. This level of traffic is not considered to have a significant impact on the highway network (less than 1%).

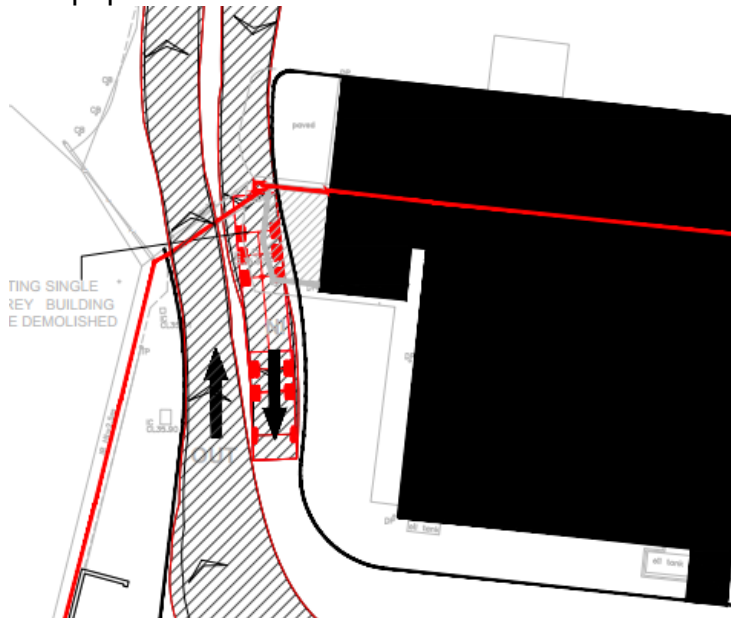
The operational logistics will result in the majority of HGV's serving the London area. The TA states that all vehicles will leave the site westbound, turning left onto the A3032, linking to the A4, A329 (M) and M4. The proposed vehicle routing will avoid

Twyford town centre, which is welcome. Highways recommend that the vehicle routing shall be included within an Operational Logistics Plan (OLP) and this is requested prior to determination. The OLP shall also include other details on the stated operation of the business such as parking management and managed vehicle access. The OLP would then be subject to a planning condition.

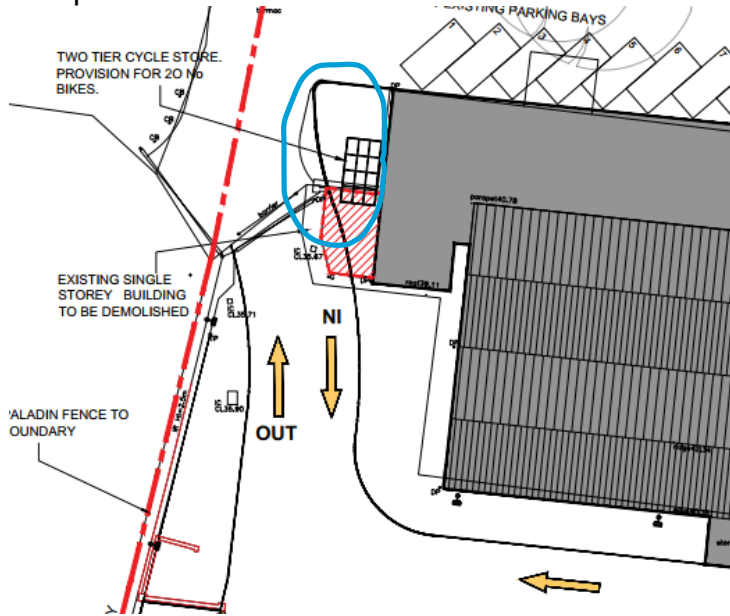
Access

There are two existing accesses into the site, however, it is proposed to use the western access which has larger geometry and greater visibility splays. Swept path analysis has been provided to demonstrate that the junction is suitable to accommodate a 15.2m HGV. Once within the site it is proposed to demolish part of the existing building and undertake minor works to alter the kerbs, as indicated on the swept path drawing within the TA. However, the works to kerbs do not appear to have been followed through correctly on the submitted site plan (see below extracts). Further information is required to address this.

Swept path:



Site plan:



In respect of visibility splays from the site access, it is acknowledged that this does not meet the full standard for the recorded vehicle speeds, when looking east. However, this is an existing access and the proposed traffic generation is considered to be comparable to the existing extant use. The majority of vehicle movements will occur before the standard AM peak hour. As such it is not considered that there will be any additional significant adverse impact on highway safety. In addition, there have been no personal injury accidents attributed to the existing access, including turning movements, within the past 5yr period.

The gates are set back to ensure HGV's do not obstruct the public highway. The supporting information states that gates will be managed to ensure no queuing of vehicles will occur. It is recommended that this shall also be included within the OLP.

Parking & Turning

The submitted site plan indicates parking for up to 32 vehicles of varying sizes within the rear compound. The majority of HGV's will be parked overnight, staff will arrive during the AM, those who have driven will leave their vehicle in the space vacated by the HGV. Additional parking is provided for office, service and maintenance staff. The level of parking is considered acceptable based on the operational logistics as described.

The site is to operate with a one-way system around the fuel tanks and acceptable swept path analysis has been demonstrated to ensure all vehicles can enter and leave the site in forward gear.

Sustainable travel

The site is located within walking/cycling distance of Twyford town centre and within 400m of a bus stop. A3032 Old Bath Road has footways on either side and

streetlighting. Therefore, the site is considered to be accessible by modes other than the private car.

An area for cycle storage has been indicated and this is welcome. It is stated within the TA that this would provide storage for up to 20 cycles, which is acceptable. Further details are required on the detailed design of the cycle store and to demonstrate suitable access, whilst also considering the changes to the kerbs/vehicular access in this location.

The provision of lockers for cycle equipment/changing and showers is requested to be provided. This shall be accessible to all staff that cycle.

A minimum of one Electric Vehicle Charging point is required to be indicated. The provision of EVC (and appropriate infrastructure) will be subject to Building Regs approved document S.

Construction traffic management

An outline Construction Logistics Plan has been submitted with the application, and this is considered acceptable in principle. The CLP will need to be secured by condition and a final version submitted prior to commencement of any works on site.

Date:	16/5/25	Signed:	AC
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