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REV
15 OCT 2002
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FILE

MALCOLM JUDD & PARTNERS
Chartered Surveyors • Town Planners • Development Consultants

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Our Ref: 1167/WDC6/MEG/ELR
14 October 2002

Mrs E Vashi
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Mrs Vashi

Re: Shurgard – Molly Millars Lane, Wokingham

I write with regard to the above site and in particular to follow up my previous request that you advise whether the following conditions have been formally discharged:

- Condition 18 – Landscape Management Plan ✓ 19|8|02
- Condition 8 – Car Parking Spaces
- Condition 12 – Visibility Splays
- Condition 22 – External Materials ✓ 7|6|01 - Letter stated materials were accept. could not be discharged until S106 signed & dec. notice issued.
- Condition 30 – Buffer EMM Brook

I attach a copy of the relevant planning permission for your ease of reference.

I understand from our previous conversation that our planning application for the mezzanine floor within the above unit is due to be reported to Committee with a recommendation for approval on 23 October 2002. I hereby write to request that a copy of your Report is faxed to me on Friday 18 October.

Thank you for your assistance in this matter.

Kind regards

Yours sincerely

M. Allen

Meghan Allen MRTPI
Associate
meghan.allen@mjp.uk.net

Enc.

cc Alan Hill - Shurgard

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(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

District Estates Ltd & Countryside
Properties (Commercial) Plc
C/O Robert Turley Associates
20 Derling Street
Hanover Square
London
W1S 1AJ

Application Number: F/2001/3415

Parish:	**WOKINGHAM**
Location:	**Junction of Molly Millars Lane & Barkham Road, Wokingham.**
Proposal:	**Proposed erection of units for B1(c) light industrial, B2 general industrial and B8 warehouse/storage use (Amendment to consent 99/69389/F).**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Prior to the commencement of development a scheme indicating the provision to be made for people with disabilities to gain access to all the buildings including parking places shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use, and thereafter maintained as such.

Condition
3. Construction work of any sort shall only take place within the area covered by the application between the hours of 08.00 and 18.00 Monday to Fridays and 08.00 am to 13.30 Saturdays and no construction work shall take place on Sundays or Bank Holidays.

Condition

4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition

5. The premises shall be used for B1c, B2 and B8 and for no other purpose as defined by the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Condition

6. No more than 1,346m^2 of the floorspace (equivalent to Unit 3) hereby approved shall be used for Use Class B2 as defined in the Schedule of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification).

Condition

7. The area shown on the permitted drawings for vehicle parking, turning, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.

Condition

8. No building shall be occupied until the associated space has been laid out within the site in accordance with the approved layout for carparking.

RON SATISFIED

Condition

9. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays of 4.5m x 70m shown on the approved Drawing CC617-12.

SATISFIED

Condition

10. Provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Condition

11. Notwithstanding the plans submitted, the existing access serving the visitor parking area fronting onto Molly Millars Lane shall be formed and provided with visibility splays of 2.5m x 70m.

Condition

12. The internal access roads, including footways shall be constructed in accordance with the approved plans, prior to the development being brought into use.

Condition

13. Notwithstanding the plans submitted, secure cycle parking facilities shall be provided within the application site, in accordance with the Council's parking standards (1 space per 250m^2) prior to bringing any building into use.

Condition

14. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition

15. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting, etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Condition

16. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition

17. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition

18. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner for its permitted use. The landscape management plan shall be carried out as approved.

Condition

19. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangement for its implementation and shall be carried out in accordance with the approved schedule.

Condition

20. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planing and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition

21. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November-March inclusive).

Condition

22. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition

23. All operations associated with the use hereby approved shall be undertaken within the confines of the building and no operations other than parking, manoeuvring, loading or unloading, shall be undertaken outside the building.

Condition

24. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.

Condition

25. Before the use hereby permitted commences, the building shall be sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Condition

26. The acoustic fence shall be constructed in such a way that it is demountable.

Condition

27. No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

Condition
28. There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

Condition
29. No tree and shrub removal from the site shall take place without the prior written consent of the Local Planning Authority. Professional tree surgery should be carried out in preference to felling wherever possible so that trees can be made safe and retained on site. Any retained trees must be protected during construction including the trees adjacent to the site on highway land. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Condition
30. A Buffer Zone 5 metres wide alongside the Emm Brook shall be established on the site. The details shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

Condition
31. Notwithstanding the plans submitted the use hereby permitted shall not be commenced until the form of all boundary treatment, including the proposed security fencing has been erected on boundaries of the site in accordance with details which shall have been submitted to and approved by the Local Planning Authority.

Condition
32. Details of any security including security cameras and external lighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby approved commences and the first building is occupied. Development shall be carried out in accordance with the approved details prior to the commencement of use of the first building.

Condition
33. No development shall take place until full details of the materials to be used for parking, turning and loading/unloading areas have been submitted to and approved in writing by the Local Planning Authority.

Condition
34. No additional mezzanine floorspace shall be inserted in any of the buildings hereby approved without the prior written consent from the Local Planning Authority.

Condition
35. The B1 use class office accommodation hereby approved shall be used as ancillary office accommodation only.

Condition
36. No service deliveries shall take place to any of the units hereby approved outside the hours of 0800 to 1900 Mondays to Saturdays and not at all on Sundays and Bank Holidays.

Condition

37. A detailed Green Travel Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the development. The 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.

Condition

38. None of the external doors to each of the units hereby approved shall be opened whilst operations are taking place, with the exception of loading/unloading of vehicles.

Condition

39. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB (A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to BS4142 1997, at a point 1 metre external to the nearest noise sensitive property, at any time.

Condition

40. There must be no contamination (eg. by silt, oil, rubble or any other debris or pollutants) of the adjacent watercourses/adjacent ditches or drains if development proceeds.

Condition

41. There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

Condition

42. Details of the elevational treatment of Units 1 and 3 fronting Molly Millars Lane and Barkham Road, and the materials to be used, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason

2. To ensure appropriate access for the public.

Reason

3. In the interests of residential amenity.

Reason

4. In the interests of the character and amenities of the locality.

Reason

5. In order to ensure adequate parking provision is made on site and in order to assess any future development proposals.

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Our Ref: 1167/WDC12/MEG/ELR
02 December 2002

63976

PLANNING
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03 DEC 2002
COPIES TO

Elaine Vashi
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Elaine

Re: Minor Amendment to Approved Scheme (Ref. F/2001/3415)

Further to our meeting on Thursday 28 November, I hereby formally submit the following drawings detailing minor amendments to the approved scheme:

- Drawing No. A3/S17 – site layout
- Drawing No. A3/S18 – elevations
- Drawing No. A3/S19 – elevations

As you will see the amendments constitute the creation of a canopy to the office entrance (front elevation); vent grilles for the heating system (north elevation); right hand opening changes from existing up and over door to curtain wall and sliding door (east elevation); the position of an entrance gate, entry/exit bollards and protective bollards (rear service yard); the erection of a secure fence around the site.

I also enclosed details of the sliding gate and fence which I confirm will be 2.4m high and a diagram and explanation of the key pad entrance/exit system.

As agreed during our earlier meeting these alterations are de-minimus and may therefore be dealt with by way of letter, without the need for further consultation. I look forward to your confirmation in this regard and your formal written approval to these minor amendments.

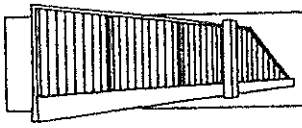
If you have any queries please do not hesitate to contact me.

Kind regards

Yours sincerely

Meghan Allen MRTPI
Associate
meghan.allen@mjp.uk.net

Enc.



SLIDING GATES TURNSTILES ROADBLOCKERS SURVEILLANCE
SWING GATES BARRIERS FENCING SYSTEMS

Heda

HEDA Type RFA-V Tracked, Sliding Single Leaf and Multi-Leaf Telescopic Roller Gates

Clear Opening	up to 5,000mm	up to 8,000mm	up to 10,000 mm	up to 12,000 mm	up to 15,000 mm	up to 18,000 mm
Top Beam	80 x 80 x 3mm	80 x 100x 3mm	80 x 100 x 3mm	100 x 120 x 4mm	100 x 120 x 4mm	120 x 120 x 4mm
Bottom Beam	200 x 80 x 4mm	200 x 80 x 4mm	200 x 80 x 4mm	200 x 120 x 4mm	200 x 120 x 4mm	200 x 150 x 4mm
Main Frame	60 x 80 x 3mm	80 x 80 x 3mm	80 x 80 3mm	100 x 100 x 4mm	100 x 120 x 4mm	120 x 100 x 4mm
Inner Frame	60 x 80 x 3mm	80 x 80 x 3mm	80 x 80 x 3mm	100 x 100 x 4mm	100 x 100 x 4mm	120 x 100 x 4mm
Infill @ 120mm cc	30 x 20mm	30 x 20mm	30 x 20mm	30 x 30mm	30 x 20mm	50 x 30mm
Ground Clearance	70mm	70mm	70mm	70mm	70mm	70mm

* Information regarding larger clear openings available upon request.

Each gate leaf is a torsion free, fully welded unit constructed from steel hollow sections. The rollers are mounted within the support beam on sealed maintenance free bearings, and run on a hot rolled steel rail (S10 profile).

The guidepost is constructed from a steel square hollow section (larger gates may require more than one post). The weatherproof half height drive housing is manufactured from sheet steel and mounted on a baseplate. The housing encloses the integral electrical drive system, the control panel and there is also a lockable access door. Two small nylon guide rollers providing lateral support and adjustment at the top of the gate

Telescopic gates with three or more leaves have a full height guide post constructed in a similar fashion, but with nylon rollers at the top of the guide post running in an inverted steel channel fixed on the first leaf. Subsequent leaves are also supported in the same way, with the rollers mounted on the proceeding leaf. The drive system is built into the leading gate leaf in a weatherproof steel housing, and the electrical control gear is located within the guidepost.

The drive system has a three phase 230/400V, 50 Hz. motor fitted with a clutch, which propels the gate by means of a sprocket and gall chain. For two leaf telescopic gates, the second leaf is propelled by a wire rope pulley system. Where the drive system is built into the leading gate leaf, on telescopic gates the drive is transmitted directly through the rear gate support roller. For all gate types a key switch for open and close operations, plus an emergency stop button, are mounted on the guide post or closing post. In the event of a power failure the gate may be operated manually by releasing the slipping clutch. Locking is achieved electro-magnetically by the motor.

The closing post provides locating devices to support the gate when in the closed position. A latch is incorporated for locking manual gates with a euro profile cylinder lock.

The standard safety system is 'fail safe' and conforms to the latest European Regulations – BS EN 12978 & 12453 (Category 3 & 4 of EN 954 – 1) and consists of 3 rubber buffers with the latest radio transmission system. These buffers are located on the leading edge of the gate leaf and on both sides of the guide post, ensuring that any accidental contact immediately stops the gate. Telescopic gates with 3 or more leaves, employ a hard wired safety transmission system. A rotating warning light can also be added to the top of the drive post to indicate when the gate is in motion. Welded mesh infill panels are also fitted to telescopic gates as an additional safety measure.

N.B. If any remote control access system is employed a 'fail safe' safety system is now a legal requirement.

To ensure long term corrosion protection after fabrication, components are shot blasted, hot zinc sprayed and polyurethane primed before two high-density polyurethane colour coats are applied. Both the primer and the colour coats are electro-statically applied. Colours are specified by the customer.

HEDA gates are approved by the German Technical Supervisory Organisation (TüV) and comply fully with the safety guidelines for power operated gates.

* Accessories and Control Options overleaf

4/02

HEDA, 145 HIGH STREET, SEVENOAKS, KENT, TN13 1XJ - Tel: 01732 450844, FAX: 01732 740848

Control Equipment for Types FSV-N, FSV-S, FSV-E and RFA-V Sliding Gates

Key Switch	Open/Close	with Emergency stop button
Key Switch	Open/Close	inside or outside
Key Switch	Open/Stop/Close	inside or outside
Table Switch	Open/Close	
Table Switch	Open/Stop/Close	
Table switch	Open/Stop/Close with buzzer and warning light	
Locking switch	Open/Close	(Key can be removed once switch is locked/unlocked
Locking Switch	Open/Stop/Close	

Card access system, including cards
Token access system, including tokens
Key pad
Radio receiver with hand held transmitter – One, Two or Three channel
Photo cell beam
Induction loops with appropriate detectors
Automatic closing, by adjustable time delay relay
Remote Open/Closed indicator light
Remote 'Automatic' override switch ON/OFF
Secondary 'stop' position (e.g. for pedestrian access)
Seven day timeswitch
One traffic light , red or green
Two traffic lights, red and green
Intercom system - Gate station and remote station, including power supplies
Video and surveillance systems

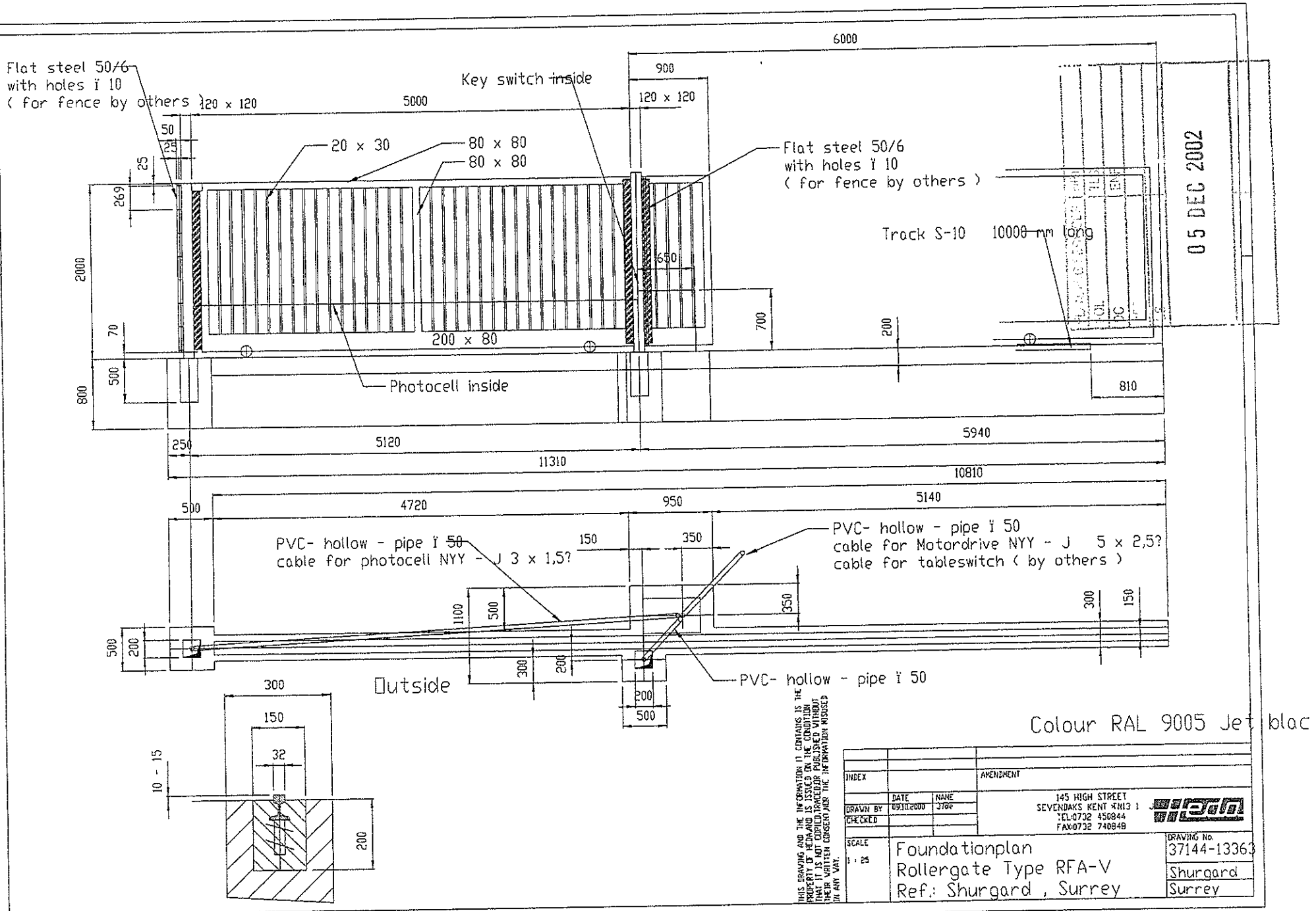
Security, Special Infill Panels and Accessories

Serrated top strip 30mm or 50mm high
Steel top spikes 10mm dia. x 50mm long @ 50mm centres
Barbed wire in rows (as reqd.) on vertical supports (approx. 2M apart)
Barbed wire in rows (as reqd.) on 'Y' supports (approx. 2M apart)
Sculptured sheet steel cladding (to one or both sides of gate leaf, depending on gate size)
Welded mesh infill panels
Reflective chevrons on lower gate beam
Bell push button
Light switch
Mailbox

Special control systems, infill panels and designs upon request.

Foundations, containment and cables must be installed by the purchaser in accordance with the drawings supplied by Heda.

HEDA, 145 HIGH STREET, SEVENOAKS, KENT, TN13 1XJ - Tel: 01732 450844, FAX: 01732 740848


Flat steel 50/6
with holes ï 10
(for fence by others)
120 x 120
5000
Key switch inside
900
120 x 120
6000
50
25
25
269
20 x 30
80 x 80
80 x 80
Flat steel 50/6
with holes ï 10
(for fence by others)
Track S-10 10000 mm long
05 DEC 2002
2000
650
700
200
70
500
800
200 x 80
Photocell inside
810
250
5120
5940
11310
10810
500
4720
950
5140
PVC- hollow - pipe ï 50
cable for photocell NYY - J 3 x 1,5?
150
350
PVC- hollow - pipe ï 50
cable for Motordrive NYY - J 5 x 2,5?
cable for tableswitch (by others)
1100
500
350
300
150
500
200
300
200
200
500
Outside
PVC- hollow - pipe ï 50
300
150
32
10 - 15
200
Colour RAL 9005 Jet blac
INDEX
AMENDMENT
DRAWN BY
DATE
09.10.2000
NAME
JTM
CHECKED
SCALE
1 : 25
145 HIGH STREET
SEVENOAKS KENT TN13 1
TEL:0732 450844
FAX:0732 740848
Foundationplan
Rollergate Type RFA-V
Ref.: Shurgard , Surrey
DRAWING No.
37144-13363
Shurgard
Surrey
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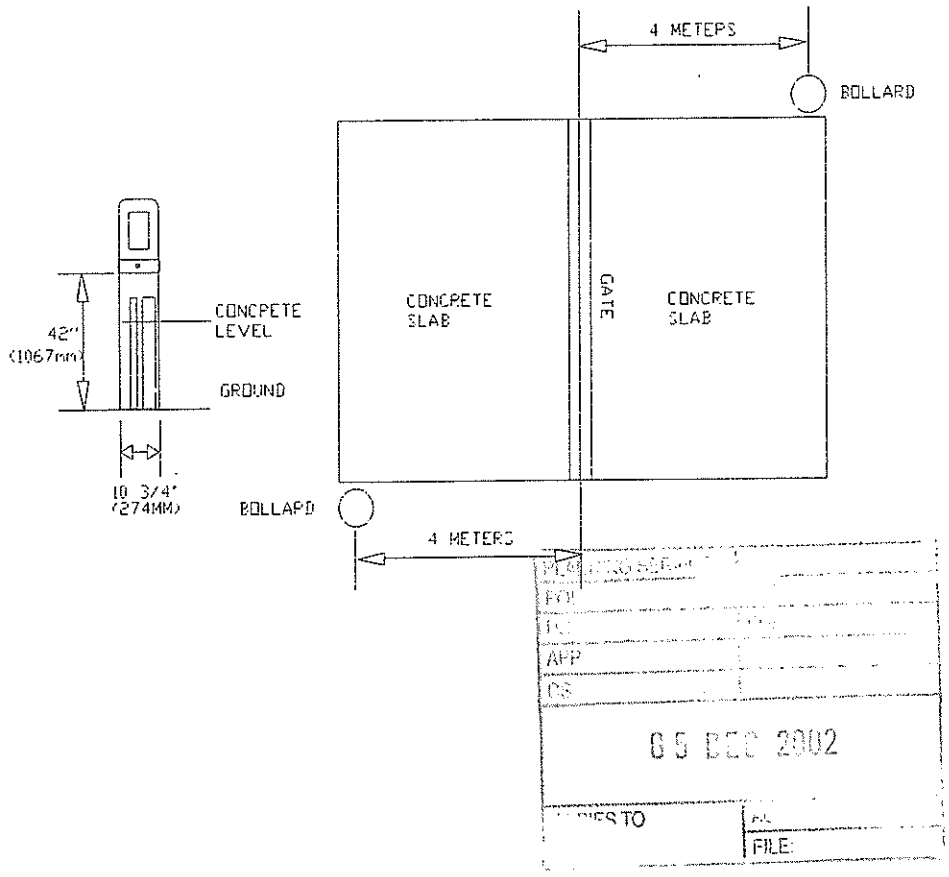
2.3.2 Keypads

2.3.2.1 Entry and Exit Bollards

Entry to each site is controlled by a gate and keypad. The keypad is mounted on a bollard at a height of 42" (1067mm) to the bottom and at a distance of 4 metres from the gate. The bollard head is supplied by Digitech but requires a steel pipe with an external diameter of 10 ¾" (274mm) and filled ¾ with concrete. The entry keypad also has a b/w camera to which an RG59 co-axial cable should be run back to the video recording system. A 2 core cable should be run from keypad to gate controller. Ductwork to the bollard should be 4" with smaller duct running from the bollard to the gate control, and the gate control to the gate slam post. The bollard should have a mains voltage spur to which will be connected a 12v battery backed up power supply that will sit inside the bollard. Power and data should not be run in the same duct. The gate should have a manual over-ride installed in the event of a system failure. When a valid code is entered, the gate will open and disarm the direct access units if an alarm contacts are fitted.



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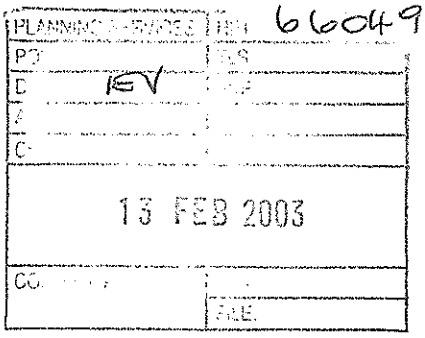
RR

Our Ref: 1167/WDC19/MEG/ELR
11 February 2003



Mrs E Vashi
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Elaine

Re: Discharge of Condition 32 of Planning Permission Reference: F/2001/3415 – Junction of Molly Millars Lane and Barkham Road

Further to my letter of 05 February 2003 I hereby submit a further three copies of drawing No. P748/30/E501/C detailing the position of external security cameras at Shurgard House, Molly Millars Lane in order that you may discharge condition 32 of planning permission reference: F/2001/3415.

If you have any comments on the enclosed drawings perhaps you would raise them at our forthcoming meeting, on Thursday 13 February, 10.00am, at your offices when we will be discussing the advertisement submission.

Yours sincerely

M. Allen

Meghan Allen MRTPI
Associate
meghan.allen@mjp.uk.net

Enc.

cc Shital Thakkar - Shurgard

TRIBAL property services

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A member of the Tribal Group plc www.tribalgroup.co.uk

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FILE

Our Ref: 1032/WBC3/MJH/ELR
23 July 2002

By fax first – 0118 974 6484

Mrs Elaine Vashi
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Mrs Vashi

Re: Shurgard Self Storage Limited – Junction at Molly Millars Lane and Barkham Road, Wokingham

I write on behalf of my colleague Meghan Campbell, who I understand met with you on Thursday 11 July to discuss the proposed occupation of one of the commercial units permitted under application reference F/2001/3415 by Shurgard Storage Centres (UK) Ltd.

I understand that the central topic of discussion at this meeting related to the need to ensure compliance with the imposed conditions under permission F/2001/3415 ahead of any occupation by Shurgard Self Storage. In particular clarification was sought in respect of the following conditions:

Condition 7
The Local Planning Authority's advice is sought with regard to the proposed erection of single storey lock up units within the permitted parking area. It is also requested that this proposal be assessed in relation to compliance with Condition No. 7.

Condition 15
Confirmation is requested as to whether the landscaping condition has been formally discharged. Details of compliance with landscaping conditions 16 and 17 are also requested.

Condition 18
Confirmation is sought as to whether the landscape management plan required under the terms of condition 18 has been received and approved by the Local Planning Authority.

Condition 19
It is requested that the Local Planning Authority confirm whether the requested schedule of landscape maintenance has been submitted and approved.

Condition 22
Confirmation is required with regard to the choice of external materials for the building and a judgement is requested as to whether the 'up and over' doors proposed at ground floor level on the rear elevation of the building may be dealt with as a *de-minimus* alteration to the approved scheme.

Condition 23
Confirmation is required that the operational restrictions imposed through the imposition of condition No.23 would not restrict operations associated with the proposed self-storage unit.

Condition 27
It is understood that a landfill gas assessment has been provided and approved, but we would be grateful for details as to whether the information provided when the work was carried out was acceptable.

Condition 30
It is requested that the Local Planning Authority confirm details as to whether the requested 5m wide buffer zone along-side the Emm Brook have been submitted and approved.

Condition 34
A double mezzanine floor is proposed to meet Shurgard's operational requirements and guidance concerning the procedure to authorising this development and consideration of the underlying requirements of condition 34 is needed.

Condition 35
It is requested that the Council confirm the correct procedure for varying condition to allow for the subletting of the approved (Class B1) office space.

Condition 36
We request your consideration as to whether it would be acceptable to submit a letter explaining that no servicing would occur outside the hours stated in order to comply with Condition No. 36. It would be necessary to draw a distinction with visits by car, which could occur at any time (24 hour basis), but that such vehicular movements would not be contrary to condition 36 since this does not, in itself, relate to service deliveries.

Condition 37
Confirmation is sought as to whether a detailed Green Travel Plan has been submitted for the site and approved in writing by the Local Planning Authority. Guidance is also requested on the necessary procedure for removing the need for compliance with this travel plan in respect of Unit 1, since customers will invariably travel by car owing to the nature of the use.

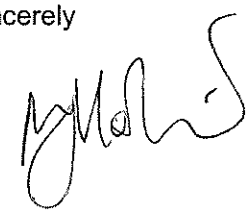
Condition 38
With the primary intention for the imposition of condition 38 being to restrict the opening of external doors to avoid disturbance to neighbouring residential amenity, confirmation is required that the proposed low intensity use would not cause such disturbance and that, in these circumstances, the opening of external doors need not restrict operations associated with the proposed self-storage use. This approach is considered applicable, since the intrinsic nature of the use is for storage purposes and therefore the primary activity will involve loading and unloading, for which an exemption is expressed with condition No.38.

In addition to addressing the points raised in respect of the above conditions, I would be grateful if you could confirm that all other conditions have been suitably discharged to the satisfaction of the Council.

I understand that you are on annual leave until Monday 29 July, but upon your return I would be grateful if you could address the above issues as a matter of some urgency.

Thank you in advance for your assistance.

Yours sincerely



Mark J Hoskins MRTPI
mark.hoskins@mjp.uk.net

cc Alan Hill - Shurgard

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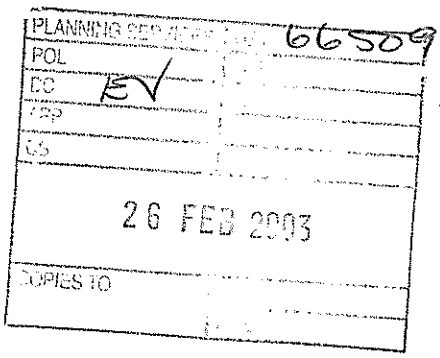
Our Ref: 1167/WDC22/MEG/ELR
25 February 2003



Mrs E Vashi
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Elaine

Re: Discharge of condition 32 of planning permission ref. F/2001/3415 – Junction of Molly Millars Lane, Barkham Road

As you are aware from our earlier discussions the previous owner installed external lighting to the above premises, prior to it's occupation by Shurgard. I understand from our previous discussions that you can find no record of your Councils formal approval of condition 32 (relating to security equipment and external lighting) and therefore in the interests of correct procedure I hereby submit drawings detailing the position of existing external lights.

I would be grateful if you would consider these drawings in connection with drawing no. P748/30/E501C (submitted to you on 5th February 2003) which details the position of external security cameras at the property.

I enclose five copies of this drawing (no. A3/03A) which shows the position of existing external lights at Shurgard House, Molly Millars Lane and request your formal discharge of condition 32, permission ref. F/2001/3415 in this regard. As stated above the lights have been in place for some time and as no adverse comments have been received in relation to them I trust that this matter may be dealt with quickly.

I look forward to your formal confirmation of the discharge of this condition..

Kind regards

Yours sincerely

M. Allen

Meghan Allen MRTPI
Associate
meghan.allen@mjp.uk.net

cc Shital Thakkar - Shurgard

TRIBAL property services

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