



Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Our ref: MB/CB/34710

8TH August 2025

Dear Sir/Madam,

CARNIVAL POOL LEISURE HUB, WELLINGTON ROAD & FINCHAMPSTEAD ROAD, WOKINGHAM

APPLICATION 213219 FOR THE APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (LEVELS), 4 (LANDSCAPING), 12 (ROADS AND FOOTWAYS), 21 (NOISE ATTENUATION) AND 25 (EXTERNAL LIGHTING) PURSUANT TO PLANNING PERMISSION 200089 AS AMENDED BY 213229

On behalf of Wokingham Borough Council, I am writing in relation to application 213219 and details reserved by Conditions 3, 4, 12, 21 and 25, pursuant to planning permission 200089. We write to provide additional details relevant to these conditions.

For ease of reference, each condition is referred to in turn below.

Condition 3: Ground and building levels

The condition states:

"No construction (other than demolition) shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s)."

In relation to the above, the following updated documents are 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

It was previously advised by Officers that details pertaining to levels could not be formally agreed until the technical acceptance of the site access works had been confirmed. The

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site access has now been completed with the necessary approvals secured. The levels indicated on the enclosed plans are 'as built' and relate to these highway works.

Condition 4: Landscaping

The condition states:

- i. *"Prior to the commencement of above ground construction (and excluding any demolition), full details of both hard and soft landscape proposals (together with an explanation of how the landscaping will integrate with existing or proposed adjacent development within the Carnival Leisure Hub site) shall be submitted to and approved in writing by the local planning authority. These details shall include:*
 - a. scheme drawings;
 - b. hard landscaping materials including samples;
 - c. specification for tree pits and use of structural soils under paving;
 - d. proposed finished floor levels or contours;
 - e. means of enclosure;
 - f. gates, bollards or other means of controlling access required to manage access to and servicing of the site;
 - g. cycle parking;
 - h. car parking layouts, vehicle and pedestrian access and circulation areas;
 - i. minor artefacts and structures including street furniture, refuse or other storage units, signs, external services etc.;
 - j. Way-finding signage;
 - k. External lighting (other than illuminated signage which is controlled under advertisement regulations); and
- ii. *Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.*
- iii. *All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of the relevant phase of development or in accordance with a timetable approved in writing by the local planning authority.*
- iv. *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.*
- v. *Any means of controlling access to the site shall be erected in accordance with the approved details prior to occupation of any part of the development and retained thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no other gates, barriers or other*



means of controlling access shall be erected without the prior written consent of the Local Planning Authority."

In relation to the above, the following documents are submitted for approval:

- 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-3092 – Hard Landscape Details (Rain Gardens);
- P1040-HLM-XX-00-DR-L-4501 C08 – Soft Landscape Planting Layout;
- P1040-HLM-XX-XX-DR-A-2512-C01-External cycle store;
- Landscape Specification C04.

We have previously been advised by Officers that landscaping details have been partially approved with the exception of details required in relation to highway construction, tree root barrier and lighting scheme. Details relating to highway construction, including materials, could not be approved until the technical acceptance for these works has been given. Details relating to tree root barrier needed to be reviewed and details relating to a lighting scheme were required as at present only an indicative lighting layout had been included in the Hard Landscape Layout Plan (see also Condition 25 External Lighting).

As outlined for condition 3 above, the highways works are now complete and approved and so the submitted details relate to these. A detailed lighting scheme is included for Condition 25 (see below) and the landscaping details relate to this and the as-built situation on site. The scheme has also been developed to integrate with the approved details for the adjacent Carnival Pool leisure site.

Condition 12: Roads and Footways

This condition states:

"Prior to the commencement of above ground construction, full details of the construction of roads (including parking spaces) and footways; including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within three months of occupation, unless otherwise agreed in writing by the local



planning authority. Construction details shall include measures to ensure no harm is caused to the root systems of existing trees."

In relation to the above, the following documents are submitted for approval:

- 5964-CARNI-ICS-01-XX-DR-C-0300-C02 – Finishes & Kerb Design;
- 5964-CARNI-ICS-01-XX-DR-C-0400-P02 - Typical Construction Details;

The details above, taken together with the landscape details submitted for Condition 4, illustrate the road and footway construction details as installed and agreed to date, including the bellmouth access into the site.

Condition 21: Noise

This condition states:

"Before any phase of the development hereby permitted is commenced, a scheme for protecting any dwellings within that phase from:

- i. *Road and rail traffic noise; and*
- ii. *noise arising from the use of commercial and leisure premises;*

shall be submitted to and approved in writing by the local planning authority. Works shall be carried out accordance with the approved scheme before first occupation of any dwellings that relies upon them. The building fabric shall be designed to achieve appropriate internal ambient noise level criteria as outlined in BS8233:2014.

The sound rating level (established in accordance with BS4142:2014) of any plant, machinery and equipment installed or operated in connection with this permission shall not exceed, at any time, the prevailing background sound level at the nearest residential or noise sensitive property. If the plant, machinery or equipment is to be enclosed details of the enclosure shall be sent to the local planning authority for their approval before the development commences.

In relation to the above, the following documents are submitted for approval:

- 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.

Enclosed is the latest version of the Acoustic Design Report, together with details of the acoustic testing carried out at the site post-installation and construction. This demonstrates that the measures incorporated into the construction have appropriately mitigated noise impacts and a suitable internal environment for occupiers is provided. Adequate mitigation is also provided in respect of any potential off-site impacts to the nearest receptors, as detailed within the report.



Condition 25: External Lighting

This condition states:

Before external lighting is installed within the development hereby permitted, a scheme of lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of lighting specifications, locations, contour plans and management and demonstrate:

- I. Demonstrate that a safe environment can be provided for users; and
- II. Demonstrate that light spill will not cause disturbance to occupants of nearby dwellings (adjacent to or within the site);
- III. Identify areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used to access key area or their territory, for example for foraging; and
- IV. Demonstrate that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places

The lighting scheme shall be implemented as approved before relevant phase of development comes into use and be retained and operated in accordance with the approved details thereafter.

In relation to the above, the following documents are submitted for approval:

- Exterior Lighting Scheme, Rev 9 (we-ef).

The enclosed details include specification for the external lighting, comprising a mix of low level bollards, wall-mounted lights and columns. A lux level plan of the site is also included, demonstrating how the design minimises spill whilst providing a safe environment for occupants and users. This includes avoiding undue light spill into the north western vegetated boundary to mitigate potential impact on bats and ecology previously identified here at the application stage. The details also demonstrate that residential amenity for neighbouring occupants to the north will also be fully preserved.

We trust the above and information submitted is self-explanatory and sufficient and we look forward to receiving acknowledgement of its receipt in due course. If, however, you require additional information please do not hesitate to contact us.

Yours sincerely,



Matthew Blythin
Director

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