

Development Management,  
Wokingham Borough Council,  
Civic Offices,  
Shute End,  
Wokingham

19<sup>th</sup> February 2026

Our Ref: 24/5695C

Dear Sir/Madam,

Aldi Stores Limited

Application to discharge Conditions 12, 23, 26 and 33 of Planning Permission 230099

Aldi Foodstore, Gazelle Close, Winnersh, RG41 5HH

On behalf of the Applicant, Aldi Stores Limited, please find enclosed an application to discharge Conditions 12, 23, 26 and 33 of Planning Permission 230099 in relation to the approved Aldi foodstore at Gazelle Close, Winnersh, RG41 5HH.

Planning Permission 230099 relates to the following:

*Full application for the proposed erection of a foodstore with associated access, parking and servicing areas, landscaping, and other associated works to include solar panels to the roof.*

This discharge of conditions application has been submitted via the Planning Portal (Ref: PP-14719173) and contains the completed application form and requisite fee of £383.00 has been paid via the Planning Portal.

### Condition 12 – Landscape Management Plan

Condition 12 relates to the provision of a landscape management plan. The wording of this Condition is as follows:

*Prior to the occupation of the development 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 in writing by the local planning authority. The landscape management plan shall be carried out as approved.*

*Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*

The following document has been submitted in order to discharge this condition:

- Landscape Environmental Management Plan

A Landscape and Environmental Management Plan (LEMP) has been prepared in relation to Conditions 12 and 33. This LEMP contains long terms design objectives, management responsibilities as well as timescales and maintenance schedules for all landscape areas. As such, it is considered that this contains all the required details in order to discharge Condition 12.

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This document may have been prepared with the support of AI tools, including Microsoft Copilot, which can assist with research and initial drafting. Where AI tools have been used, all content has been reviewed, edited, and validated by our professional team. The findings, recommendations, and conclusions reflect our expert judgement based on the information available at the time of writing. This report forms one component of the wider decision-making process and is intended to be read in conjunction with any other relevant professional advice. Any AI-generated measurements or spatial outputs are approximate; critical information has been independently verified where required.

### Condition 23 – Electric Vehicle Charging Scheme

Condition 23 related to the Electric Vehicle Charging Scheme. The wording of the Condition is as follows:

*Prior to commencement of development, an Electric Vehicle Charging Strategy shall be submitted to, and approved in writing by the Local Planning Authority. This strategy shall include details relating to onsite electric vehicle charging infrastructure and details of installation of charging points. The development shall be implemented in accordance with the agreed strategy and thereafter maintained for the lifetime of the development.*

*Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

The following documents have been submitted to discharge this Condition:

- Proposed EVCP Layout (Dwg No: 201057-1902-P02)
- Aldi Winnersh Car Charging Information - Flooding

The above documents contain details of the proposed layout of the electric vehicle charging, as well as details of the charger module. They also contain details of the installation of the charging points. As such, it is considered that the above documents are suitable in discharging Condition 23.

### Condition 26 – Scheme for the raising of electric vehicle charging points

Condition 26 relates to the provision of details of electric vehicle charging points in relation to the raising of charging points and sealed electrical ducting. The wording of the Condition is as follows:

*Prior to the commencement of development, a scheme for the raising of electric vehicle charging points and the provision of sealed electrical ducting throughout the car park shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented and retained.*

*Reason: To ensure the development is flood resilient and remains safe during flooding events*

The following documents have been submitted to discharge this Condition:

- Proposed EVCP Layout (Dwg No: 201057-1902-P02)
- Aldi Winnersh Car Charging Information - Flooding

The above documents contain the required information regarding the sealed electrical ducting as well as the raised charging points. Therefore, it is considered that they contain all the required information to discharge Condition 26 application.

### Condition 33 – Landscape Environmental Management Plan

Condition 33 relates to the provision of a Landscape Environmental Management Plan. The wording of this Condition is as follows:

*Prior to the commencement of the development a Landscape Environmental Management Plan (LEMP), in accordance with the Ecological Impact Assessment by Tyler Grange reference 15115\_R01a (dated 22nd December 2022), including long term design objectives, management responsibilities, timescales, maintenance schedules for all landscape areas, and installation of bird and bat boxes on the approved building shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved LEMP.*

*Reason: To ensure an acceptable impact on ecology.*

The following document has been submitted in order to discharge this condition:

- Landscape Environmental Management Plan

A Landscape and Environmental Management Plan (LEMP) has been prepared by Tyler Grage in relation to Conditions 12 and 33. This contains the required information with regards to design objectives, management responsibilities, timescales, maintenance schedules and details of bird and bat boxes. Therefore, it is considered to be suitable in discharging Condition 33.

Yours faithfully,



Elizabeth Godfrey

Assistant Planner

Planning Potential

Bristol

Enc.