

P24-2971

25th March 2026

Wokingham Borough Council
Development Management Compliance
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam

**Discharge of Conditions attached to Planning Permission Ref 242136 at Nigra Building,
Mulberry Business Park, Fisphonds Road, Wokingham, RG41 2GY**

Pegasus Group have been instructed to submit a discharge of condition application on behalf of our client, Indurent.

The application submission makes provision for the following:

1. The discharge of conditions 16 and 18 of the approved planning permission reference 242136
2. Updated details for the previously discharged conditions 5, 12, 14 and 15 of the approved planning permission reference 242136
3. The correction of an error on the discharge of condition application decision notice 251658 in relation to the approved Arboricultural Method Statement

Planning History

Planning permission for 'Full application for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g)(ii), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscape' was granted conditionally by the local planning authority on 4th March 2024 (LPA ref 240575).

Following this a further 'Application to vary condition 2 of planning consent 240575 for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping. Condition 2 refers to the approved plans, and the variation is to make amendments to the

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proposed siting of the substation, outdoor seating area, boundary treatments, access door to north elevations, bin storage area, cycle parking area, car park spaces and entrance access gates.' was granted conditionally by the local planning authority on 6th January 2025 (LPA ref 242136).

A number of discharge of condition applications have subsequently been submitted to the Council to enable works to commence on site. Of relevance to this current submission is the are the Discharge of Condition application references:

- **251658** (relevant to conditions 5, 12 and 15) – approved by the local planning authority on 17th October 2025
- **251954** (relevant to condition 14) – approved by the local planning authority on 17th September 2025.

The Proposal

For ease of reference this current submission is formed of three parts. **Part 1** seeks to submit the information required to discharge conditions 16 and 18 attached to the planning permission reference 242136. **Part 2** seeks to submit amended information to satisfy conditions 12, 14 and 15 of the planning permission 242136. These conditions were previously submitted and approved under the discharge of condition applications 251658 and 251954. **Part 3** is more administrative in nature by seeking a correction of an error on the discharge of condition application decision notice 251658 in relation to the approved Arboricultural Method Statement

Part 1

Condition 16 states:

The development hereby approved shall not be occupied until full details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Details submitted:

- C179-HTC-XX-XX-DR-A-00414-C02 – External Furniture Setting Out and Information
- 3286 TSK05A – Proposed Cycle Store

Condition 18 States:

Before the use hereby permitted is commenced, details fume extraction, mechanical ventilation and filtration equipment shall have been submitted to and approved in writing by the Local Planning Authority. The equipment shall thereafter be retained, operated and maintained in its approved form and in accordance with the manufacturer's recommendations for so long as the use hereby permitted remains on site.

Details submitted:

- C179-HTC-01-XX-DR-A-01200-C04 – Unit 1 Elevations

Note: The drawing is to demonstrate the position of the ventilation louvres, visible on the external elevations.

Part 2

Condition 12 States:

The Development hereby approved shall not take place until an exceedance flow routing plan for flows above the 1 in 100+40% climate change event has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Details submitted:

- 63959 – 103 P4 – Drainage Layout – Overland Flow Routes
- 63959 – 104 P1 – Overland Flow Routes Sectional Details

Note: These documents are submitted as an update to reflect the changes to the details submitted under this current application to re-discharge conditions 14 and 15.

Condition 14 States:

Prior to any above ground construction works, full details of the construction of roads 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 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

Condition 15 States:

Prior to any above ground construction works, details of the proposed vehicular access on to Fishponds Road to include visibility splays of 2.4m by 43m shall be submitted to and approved in writing by the local planning authority. The access shall be formed as so- approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The accesses shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Details submitted for conditions 14 and 15:

- 3463-ADC-GEN-XX-DR-C-0102-S4-PO4_TRO Plan
- 3463-ADC-HDG-XX-DR-C-0501-S4-PO7_Drainage Layout and Catchment Plan
- 3463-ADC-HGN-XX-DR-C-0110-S4-PO4_Consented Planning Site Layout
- 3463-ADC-HGN-XX-DR-C-0120-S4-PO4_Engineering Layout
- 3463-ADC-HGN-XX-DR-C-0130-S4-PO6_Coloured General Arrangement
- 3463-ADC-HGN-XX-DR-C-0150-S4-PO3_Standard Details
- 3463-ADC-HGN-XX-DR-C-0701-S4-PO4_Construction Layout
- 3463-ADC-HGN-XX-DR-C-1201-S4-PO4_Road Markings and Signage Layout
- 3463-ADC-HML-XX-DR-C-0601-S4-PO6_Finished Levels
- 3463-ADC-HML-XX-DR-C-0621-S4-PO4_Highway Long Sections Locations
- 3463-ADC-HML-XX-DR-C-0622-S4-PO3_Highway Long Sections
- 3463-ADC-HML-XX-DR-C-0631-S4-PO4_Highway Cross Sections Locations
- 3463-ADC-HML-XX-DR-C-0632-S4-PO3_Highway Cross Sections
- 3463-ADC-HSC-XX-DR-C-0201-S4-PO4_Site Clearance Layout
- 3463-ADC-VUT-XX-DR-C-0010-S4-PO3_Uilities Layout Plan

Summary Note

The revised details for the access arrangements are submitted to re-discharge the conditions 14 and 15 following discussions with the County Highway Authority regarding the necessary highway technical approvals. The access arrangements shown on the above documents have been accepted in principle by the County Highway Authority. It is of course understood that the local planning authority needs to formally the details which has resulted in this current submission.

Part 3

Condition 5 States:

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site. c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme. Public: Information that can be seen and used by

everyone inside and outside the Council. d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Details submitted:

- 318_T_RP_PL_AMS_ADD_V1 – Arboricultural Method Statement (AMS) Addendum

Summary Note:

The Council has previously approved considered the Arboricultural Method Statement Addendum referenced above under the discharge of condition application reference 251658. The addendum statement was submitted following a survey of the site by the appointed Arboriculturist, where it was noted that the root system of the existing Ash Tree adjacent to the access point would prevent the use of the Geoweb system in the formation of the car parking spaces. The use of Geoweb is a critical element of the drainage strategy for the development

However, the decision notice for application reference 251658 incorrectly lists the superseded arboricultural method statement as an approved document instead of the submitted addendum statement. This current submission therefore seeks to correct the error by the decision notice for this current submission referencing the previously submitted Arboricultural Method Statement Addendum 318_T_RP_PL_AMS_ADD-V1.

This application has been submitted via the Planning Portal, with arrangements for the appropriate fee to be paid. I trust that the submitted information is satisfactory to discharge the relevant condition, however, should you require further information or documentation, please do not hesitate to contact me.

Yours Sincerely



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