

Date: 30 October 2024
Application: 242645



WOKINGHAM BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 242645

Applicant: Mrs Jean Mulovi

Site Address: Land South Of Wokingham, East Of Finchampstead Road And, Wokingham

Parish: Invalid code

Grid Reference: Easting - 480943, Northing - 167887

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 192928 dated 24/5/21. Conditions 7 and 8 - Biodiversity in the design and construction of Emm Brook road bridge. Also condition 16 - lighting scheme.

Case Officer: Emy Circuit

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 242645. 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:	Gordon Adam Development Control.		
Service	WBC Highways	App No:	242645
Address:	Land South Of Wokingham, East Of Finchampstead Road And, Wokingham.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 192928 dated 24/5/21. Conditions 7 and 8 - Biodiversity in the design and construction of Emm Brook road bridge. Also condition 16 - lighting scheme.		
Type of Development:			
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

Condition 16 Lighting Scheme

1. The submitted documents have been reviewed by the Borough's lighting engineer who has the following comments.
See responses below in red.
2. The "Lighting Schedule", "Lighting Spec." (table in section 1.1) and the Legends in the layout drawings all refer to the lanterns having "CLO" (Constant Light Output) – CLO needs to be specified as disabled as this can cause conflicts with the Telensa CMS system (we will instead apply CLO through the CMS system).
CLO noted as disabled in both specification and schedule, updated documents have been provided.
3. Along with the As Built information required in Table 1.5 of the "Lighting Spec.", WBC will also require the Telecell ID numbers as soon as reasonably possible after installation so we can set the lights up on the CMS system and monitor for correct operation etc. We would certainly need this information prior to commencement of the maintenance period.
Section 1.4 updated to note the Telecell installation record sheet (example provided in Wokingham Borough Council Street lighting Design, Adoption Process and Specification Guide) provided in Section 1.6 for reference, is to

be completed by the contractor and provided no later than two weeks after the commencement of the works.

4. WBC will require similar information to the above for any illuminated signs as these should also be fitted with Telecells (illuminated signs are not shown on the drawings – presumably signage still has to be designed?)

The 1200 series specification – Traffic Signs, has been updated to note that Telecells are to be fitted to all illuminated signs and ID numbers provided to Wokingham Borough Council within two weeks of commencement of the works. This information will be provided in the construction issue documentation.

5. Could the lantern lumen outputs and operating power (watts) for the different lantern types be included in the drawing Legends (this will aid correct setup on our CMS system).

Updated drawings have been provided to provide this information.

6. No proposed tree planting is shown on the drawings (presumably this is still to be designed) – designers will need to ensure that no proposed planting impacts on the lighting distribution.

Proposed planting is shown on drawings 3001-3009 and has been coordinated with the lighting layout design.

7. Notes should be added to state that any existing LED lanterns and Telecells that are removed should be carefully set aside/stored so that they can be returned to WBC for re-use/spares.

The 200 series specification – Site Clearance, has been updated to include that existing LED lanterns and Telecells that are removed should be carefully set aside/stored so that they can be returned to WBC for re-use/spares. This information will be provided in the construction issue documentation.

Conditions & Reasons (if required)			
Date:	11 th Dec 2024	Signed:	Gordon Adam