

P24-2971

15th July 2025

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

Dear Sir/Madam

Application for submission of details to comply with the following condition of planning consent (242136). Condition 5 relates to Arboriculture, 11 to Lighting, 12 to Drainage, 15 to Highway Safety & Convenience, 24 to Employment Skills and 26 to Acoustics.

Pegasus Group have submitted the above application (ref 251658) on behalf our client Indurent (The Applicant) to comply with conditions 5, 11, 12, 15, 24 and 26 of the approved planning permission ref 242136.

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 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).

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The Proposal

This current submission seeks to submit the information required to discharge a number of conditions attached to the planning permission reference 242136.

Condition 5:

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:

- Blade Arboricultural Method Statement – July 2025 318_T V4

Condition 11:

Details of floodlighting and other externally mounted lighting of the site shall be submitted to and approved in writing by the local planning authority. The floodlighting shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.

Details Submitted:



- Proposed External Lighting Scheme – Hba-0677-E-900 Rev PL2

Condition 12:

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 Public: Information that can be seen and used by everyone inside and outside the Council. 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 P2 Drainage Layout – Overland Routes
- 63959 – 110 T3 – External Levels Layout

Condition 15:

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:

- 07.03.01.02 REDW-3496-100-B Adopted Highway Works Layout Plan
- 07.03.01.03 Nigra House Wokingham – Highway Works Standard Details 250923
- 07.03.01.04 3496S1 Nigra House Fishponds Road – S278 Works specification
- 07.03.01.06 Confirmation of drawing approval

Condition 24:



Prior to the commencement of development, an Employment Skills Plan shall be submitted to and agreed in writing by the Local Planning Authority. The details within the Employment Skills Plan shall be implemented in full, in accordance with the time scales set, unless otherwise agreed in writing by the local planning authority.

Details Submitted:

- N002v7 EC – Nigra House, Wokingham Employment and Skills Plan

Condition 26:

Prior to above ground construction, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the building envelope shall be constructed with a minimum sound reduction of Rw 27 dB, increasing to Rw 33 dB where Class B2 operations are proposed. The details thereby agreed shall be fully implemented prior to the occupation of the building and maintained in perpetuity.

Details Submitted:

- TIP-401 Acoustics Rev 5.1
- NOTE-10-15295-AM-20250630-Condition 26 – Rev 00 Issued

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

Yours Sincerely,

Louise Winson

Principal Planner

[Redacted signature]

Enc.