

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

2nd October 2026

Our Ref: 24/5695C

Dear Sir/Madam,

Aldi Stores Limited

Application to discharge Condition Nos. 15 and 17 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 Condition Nos. 15 and 17 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-15187183) and contains the completed application form and requisite fee of £408.00 which has been paid via the Planning Portal.

Condition 15 – Vehicle Parking and Turning Spaces

Condition 15 relates to the provision of details of vehicle parking and turning spaces. The wording of this condition is as follows:

'No part of any building(s) hereby permitted shall be occupied or used until vehicle parking and turning spaces has been provided in accordance with details to be submitted to and approved in writing by the local planning authority.'

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.'

The following drawing has been submitted in support of this condition:

- Proposed Site Plan with Vehicle Tracking (Dwg No: 201057-1903-P01)

It is considered that the submitted information is suitable in discharging this condition as it suitably demonstrates sufficient vehicle parking and turning spaces will be provided. This is shown through the tracking for both cars and HGVs. The full car park is also shown showing a sufficient number of car parking spaces.

Condition 17

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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 17 relates to the provision of details of cycle storage. The Wording of this Condition is as follows:

No building shall be occupied until full details of secure and covered parking for customers and staff cycles has been submitted to and agreed in writing by the Local Planning Authority. The building shall not be occupied until the cycling parking details have been implemented in full accordance with the agreed details. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

The following documents have been submitted in order to discharge this Condition:

- Proposed Floor Plan (Dwg No: 75-E1624-XX-00-DR-A-3000-C02); and
- Bicycle Shelter Details (Dwg No: 201057-1214-C01).

The above drawings contain details of both customer and staff parking, demonstrating that suitable bicycle storage will be provided. The parking is both secure and sheltered, as required within the Condition wording. The customer cycle parking consists of 6 cycle stands under a canopy and the staff parking is to be located internally and consists of 2 bicycle wheel mounts fixed to the wall.

It is considered that the above and enclosed are suitable to allow for the validation and determination of this application, however, please do not hesitate to contact me should you have any queries or require any further information.

Yours faithfully,



Elizabeth Godfrey

Assistant Planner

Planning Potential

Bristol

Enc.