

Date: 6 December 2024
Application: 243053



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Variation/Removal of Condition Consultation

Application Number: 243053

Applicant: Musketeers Properties Ltd

Site Address: Bound Oak Industrial Estate, Wokingham Lane, Arborfield, Wokingham, RG2 9PN

Parish: Arborfield and Newland

Grid Reference: Easting - 475961, Northing - 165738

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Application to vary conditions 15 and 31 of planning consent 201573 (as amended by 241658) for the erection of 4No buildings for B1c, B2 and B8 industrial and commercial use with the addition of a sui generis Energy Centre comprising a Combined Heat and Power facility and a Lithium Ion Battery store in Unit 1 to include landscaping and access works, following demolition of the existing buildings. Condition 15 refers to mix of uses and condition 31 to an energy statement, and the variation is to amend the wording of these conditions.

Case Officer: Benjamin Hindle

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 243053. 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:	243053
Address:	Bound Oak Industrial Estate, Wokingham Lane, Arborfield, Wokingham, RG2 9PN.		
Proposal:	Application to vary conditions 15 and 31 of planning consent 201573 (as amended by 241658) for the erection of 4No buildings for B1c, B2 and B8 industrial and commercial use with the addition of a sui generis Energy Centre comprising a Combined Heat and Power facility and a Lithium Ion Battery store in Unit 1 to include landscaping and access works, following demolition of the existing buildings. Condition 15 refers to mix of uses and condition 31 to an energy statement, and the variation is to amend the wording of these conditions.		
Type of Development:	Major Heavy industry/storage/warehouse		
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

1. Highways understands that this application proposes to vary condition 15 (mix of uses) and condition 31 (energy statement) of planning approval 201573 (as amended by 241658)
2. Highways have no comments to make on either of the proposed variations.

Conditions & Reasons (if required)

Date:	17 th Dec 2024	Signed:	Gordon Adam
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