

Date: 12 November 2024
Application: 242853



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,

Discharge of condition Consultation

Application Number: 242853

Applicant: Mr Ranjot Singh

Site Address: Land Adjacent to Lane end House, Shinfield Road, Shinfield, RG2 9BB

Parish:

Grid Reference: Easting - 473024, Northing - 168716

Type of Development: Minor Dwellings (1-9)

Proposal: Application for submission of details to comply with the following conditions of planning consent 222304 dated 29.04.2024. Condition 3 relates to external materials; 4 to ground and building levels; 5 to contamination; 10 to CEMP (Biodiversity); 12 to construction method statement; 15 to cycle parking; 16 to electric vehicle charging; 18 to bin store.

Case Officer: Adriana González

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 242853. 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:	AC		
Service	WBC Highways	App No:	242853
Address:	Land Adjacent to Lane end House, Shinfield Road, Shinfield, RG2 9BB.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 222304 dated 29.04.2024. Condition 3 relates to external materials; 4 to ground and building levels; 5 to contamination; 10 to CEMP (Biodiversity); 12 to construction method statement; 15 to cycle parking; 16 to electric vehicle charging; 18 to bin store.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

☒ Details acceptable

Conditions

Condition 12 – The submitted Construction Management Statement and associated site plans are considered acceptable.

Condition 15 – Drawing no. DoC-LA-04 indicates cycle storage design and locations and these are considered acceptable.

Condition 16 – Drawing no. DoC-LA-04 indicates suitable locations for EVC points. The provision of associated EVC equipment and infrastructure is covered by Building Regulations Approved Document S.

Date:	18/11/24	Signed:	AC
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