

Date: 30 March 2026
Application: 260756



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 260756

Applicant: Ms Hollie Howe

Site Address: Nigra Building, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2QY

Parish: Wokingham

Grid Reference: Easting - 480214, Northing - 167745

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 242136 dated 6/1/2025. Condition 5 (Arboriculture), 12 (Flow Routes), 14 (Highways), 15 (Access & Visibility Splays), 16 (Parking & Cycle Storage) and, 18 (Fume Extraction, Ventilation & Filtration).

Case Officer: Kieran Neumann

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 260756. 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 requested from the case officer.

Your observations are required in respect of this application by **22 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer`		
Service	WBC Environmental Health	App No:	260756
Address:	Nigra Building, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2QY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 242136 dated 6/1/2025. Condition 5 (Arboriculture), 12 (Flow Routes), 14 (Highways), 15 (Access & Visibility Splays), 16 (Parking & Cycle Storage) and, 18 (Fume Extraction, Ventilation & Filtration).		
Type of Development:			
Site Visit Made:	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	
The following document has been reviewed in relation to Condition 18: C179-HTC-01-XX-DR-A-01200-C04 – Unit 1 Elevations. The drawing provides architectural information showing the external elevations of the building, including features such as an air-conditioning unit shelter. It does not, however, include details of the proposed fume extraction, mechanical ventilation or filtration equipment, including system specification, filtration type, discharge arrangements, performance, noise control or maintenance. In accordance with Condition 18, further technical information is required detailing the fume extraction, mechanical ventilation and filtration equipment to allow assessment and approval prior to commencement of the use.	
Conditions & Reasons (if required)	
n/a	
Date:	15.04.2026
Signed:	K.Pates