

12th November 2025

Wokingham Borough Council
Development Management
Civic Offices
Shute End
Wokingham
RG40 1BN



By email only

Our ref: CROW100

Dear Sir/Madam,

**APPLICATION FOR PLANNING PERMISSION
TOWN AND COUNTRY PLANNING ACT 1990
FORMER PRINCE BROS. SERVICE STATION, OLD BATH ROAD, CHARVIL, READING RG10
9QJ**

On behalf of our client Speedy Fuels & Lubricants Ltd, I am pleased to enclose a full planning application for the change of use of the former Prince Brothers Service Station at Old Bath Road, Charvil.

The application has been submitted via the planning portal (Ref: PP-14482836) and is described as follows:

"Demolition of two existing buildings and a garage and the change of use from service station to a fuel oil storage and distribution facility including the recladding of the existing building, installation of 8no. fuel oil storage tanks, construction of retaining structures, refurbishment of hardstanding, car parking and other associated works".

The application consists of the following information:

- Completed Application Form and Certificates
 - a) Application drawings:
 - Ref: 5104-24 (90) Site Location Plan
 - Ref: 5104-24 (50) Existing Site Layout
 - Ref: 5104-24 (51) Existing Site Elevations 1
 - Ref: 5104-24 (52) Existing Site Elevations 2
 - Ref: 5104-24 (55) Existing Workshop – Ground Floor
 - Ref: 5104-24 (56) Existing Workshop – Mezzanine Floor
 - Ref: 5014-24 (57) Existing Garage - Plans
 - Ref: 5104-24 (60) Proposed Site Plan
 - Ref: 5104-24 (61) Proposed Sections
 - Ref: 5104-24 (62) Proposed Elevations 1
 - Ref: 5104-24 (63) Proposed Elevations 2

- Ref: 5104-24 (64) External Elevations
- Ref: 5104-24 (65) Proposed Workshop – Ground Floor
- Ref: 5104-24 (66) Proposed Workshop Mezzanine Floor
- Ref: 5104-24 (67) Existing Garage – Demolition Plan
- Ref: 5104-24 (70) Proposed Drainage layout
- Ref: 5104-24 (71) Proposed Outfall Details
- Ref: 5104-24 (75) Proposed Tank Farm Layout
- Ref: 5104-24 (80) Proposed External Lighting Layout
- Ref: 5104-24 (100) Topographical Survey
- Ref: 5104-24 (SK-100) Typical Retaining Wall Detail
- Ref: 24-210-011A Preliminary Drainage Strategy
- Ref: 5726.01B Planting Plan

b) Application documents:

- Archaeology Written Scheme of Investigation
- Bat Emergence Survey
- Biodiversity Net Gain Matrix
- Community Infrastructure Levy Form 1
- Construction Environmental Management Plan
- Flood Risk Assessment & Drainage Strategy
- Health and Safety Information Document
- Landscape and Visual Impact Assessment
- Outline Construction Logistics Plan
- Phase 1 and 2 Ground Investigation Report
- Planning, Design & Access Statement
- Preliminary Ecological Appraisal & Biodiversity Net Gain Report
- Safety and Mitigation Details
- Sustainability Statement
- Transport Assessment
- Tree Survey Report & Plan

The relevant planning fee has been paid by the applicant direct. I trust that the submitted information is sufficient to enable this pre-application submission to be validated and progressed.

If you have any queries or require any further information then please do not hesitate to contact either me.

Yours sincerely



Mike Hughes MRTPI
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