

Date: 8 October 2024
Application: 242136



**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: 242136

Applicant: The Owner and/or Occupier

Site Address: Nigra Building (The Mulberry Centre), Mulberry Business Park,
Fishponds Road, Wokingham, RG41 2GY

Parish: Wokingham Town

Grid Reference: Easting - 480220, Northing - 167737

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Application to vary condition 2 of planning consent 240575 for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping. Condition 2 refers to the approved plans, and the variation is to make amendments to the proposed siting of the substation, outdoor seating area, boundary treatments, access door to north elevations, bin storage area, cycle parking area, car park spaces and entrance access gates.

Case Officer: Mark Croucher

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 242136. 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:	242136
Address:	Nigra Building (The Mulberry Centre), Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY.		
Proposal:	Application to vary condition 2 of planning consent 240575 for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping. Condition 2 refers to the approved plans, and the variation is to make amendments to the proposed siting of the substation, outdoor seating area, boundary treatments, access door to north elevations, bin storage area, cycle parking area, car park spaces and entrance access gates.		
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 is to vary Condition 2 of the approved application 240575.
2. As part of this application, it is proposed that there would be a minor change to the layout of the car park and the cycle parking would be moved closer to the building. Highways is content with this amendment.
3. It is also proposed that gates would be added which open inwards. These gates are set back some 7m from the highways edge which is welcome.
4. Highways is content with the proposed external furniture. Please note that the details of cycle parking has been secured by condition.

Conditions & Reasons (if required)

Date:	15 th Oct 2024	Signed:	Gordon Adam
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