

Date: 5 February 2025
Application: 242871



WOKINGHAM
BOROUGH COUNCIL

Mr Paul Butt
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Dear Mr Paul Butt,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 241468**

Application Number: 242871

Applicant Name: Mr Hardeep Hans

Site Address: Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX

Proposal: Application for submission of details to comply with the following conditions of planning permission 241468 dated 10/10/2024. Condition 3 (external materials), condition 4 (ground and building levels), condition 5 (landscaping), condition 6 (contamination), condition 7 (construction management), condition 8 (lighting), condition 9 (electrical vehicle charging), condition 10 (energy statement), condition 11 (boundary walls and fences), condition 12 (noise), condition 13 (noise insulation), condition 14 (odour) and condition 15 (cycle parking)

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to condition 3 (external Materials), condition 4 (Ground and building levels), condition 5 (Landscaping), condition 7 (Construction Management), condition 8 (Lighting), condition 9 (Electric Vehicle Charging), condition 10 (Energy Statement), condition 11 (Boundary walls and fences), condition 12 (Noise), condition 13 (Noise insulation), condition 14 (Odour) and condition 15 (Cycle Parking).
- Unacceptable details have been submitted in relation to condition 6 (Contamination)

Yours sincerely,
Development Management & Compliance

Authorised by: *BJC*

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 3	Planning Condition 03: External Materials dated December 2024 Drawing no. PL14 A – Proposed Wired Trellis	2 nd January 2025	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No.4	PL40- Rev P1 – Planning Condition 04 - Existing Site Plan PL42 Rev P2 – Planning 04 – Proposed Roof Plan PL41 Rev P2 – Planning 04 – Proposed Ground Floor Plan	19 th November 2024	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No.5	Planning Condition 05: Landscaping Details dated December 2024 Ground Floor Planting	2 nd January 2025	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No.6	Preliminary Contamination Assessment, Report Reference BC684 RE001, dated 18 th October 2024	24 th January 2025	The details submitted are hereby not approved and the condition is not discharged. This is because the submitted Preliminary Contamination Assessment recommends (on page 8) that further contamination investigations are required and a report on these produced. This is required to be reviewed and approved in writing by the Local Planning Authority.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No.7	Construction Traffic Management Plan prepared by Glanville, Issue 2, dated 23 October 2024 Email from Paul Butt, received 3 rd February 2025 confirming contractor details	19 th November 2024 and 3 rd February 2025	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No. 8	Planning Condition 08: External Lighting dated October 2024	19 th November 2024	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No. 9	Securicharge Data Sheet Planning Condition 09: Electrical Vehicle Charging Strategy dated October 2024	19 th November 2024 and 9 th January 2025	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No. 10	Energy Statement, Issue no. 02, dated 08/11/2024, prepared by JDP	19 th November 2024	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No. 11	Planning Condition 11: Boundary Walls and Fences dated December 2024 Drawing no. PL14 A – Proposed Wired Trellis	2 nd January 2025	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No. 12	Noise Assessment Report for condition 12, Issue 3, dated October 2024, prepared by Anglia	19 th November 2024	The details submitted are hereby approved. However, the condition will only be deemed to be

Condition	Plan Details	Number/Report	Date Received	Comments
	Consultants			discharged if the development is carried out in accordance with the approved details.
Condition No. 13	Noise Assessment Report for condition 13, Rev 2, dated October 2024, prepared by Anglia Consultants		19 th November 2024	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No. 14	Odour Assessment, Ref. C11035/OA/1.2, dated October 2024, prepared by Omnia		19 th November 2024	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.
Condition No. 15	Planning Condition 15: Cycle Parking, dated October 2024		19 th November 2024	The details submitted are hereby approved. However, the condition will only be deemed to be discharged if the development is carried out in accordance with the approved details.