

Date: 14 August 2025
Application: 251954



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: 251954

Applicant: Ms Hollie Howe

Site Address: Nigra Building, Mulberry Business Park, Wokingham

Parish: Wokingham Town

Grid Reference: Easting - , Northing -

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 242136 dated 06/01/2025. Conditions 3, 4, 6, 14 and 20 refers to materials, landscaping, landscape management, construction of roads and footways and carbon emissions reduction.

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 251954. 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:	JP		
Service	WBC Highways	App No:	251954
Address:	Nigra Building, Mulberry Business Park, Wokingham.		
Proposal:	Submission of details to comply with the following condition of planning consent 242136 dated 06/01/2025. Conditions 3, 4, 6, 14 and 20 refers to materials, landscaping, landscape management, construction of roads and footways and carbon emissions reduction.		
Type of Development:			
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

The proposal seeks consents for discharging conditions 3, 4, 6, 14 and 20 for Planning Application Reference 242136. This memo responds on the submissions related to highway grounds.

Condition 4 – Landscape Proposals

The Highways are aware that parking arrangement of the submitted plans 'Hta Architects Site Layout GA Plan 3286 – T.400 Rev L' has aligned with the approved parking for Use Class B8 and 'Blade Detailed Soft Landscape Proposals – 1631-L-D-PL-200 Rev V5' has aligned with the approved parking for Use Class B2 with minor changes on the proposed gates.



As the two plans involves different details, to avoid future confusion, the applicant would be expected to provide separated plans for both layouts.

Condition 14 – Construction of Roads and Footways

As mentioned above, the parking arrangements of the submitted plans are not aligned. Clarification and/or revision are required.

Application for technical acceptance is required for discharging Condition 14. Once technical acceptance has been granted by the Highway Agreements team, highways will then and only then be able to recommend discharge of this condition.

Conditions & Reasons (if required)			
Date:	18/8/2025	Signed:	JP