

21st April 2026

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

Parking Management Plan and Operating Hours Technical Note
10 Marino Way App Ref: 253050

The general sustainability of the site is established by the proximity of the Arborfield Garison development, the number of workers on the Hogwood Estate, the local bus route (number 3) which stops at the Hogwood Estate and the fact that the company also owns a second site in Crowthorne which already offers in seating for the café. The proposal would therefore serve a large community all either within walking distance or accessed via buses.

Parking on site would not generally affect the times for the bakery side of the business which would remain as the impact to parking would not be as onerous as the café side. As established within the planning application, the unit has 4 allocated parking spaces and is serviced by the number 3 bus.

As parking is restricted during main business hours (9am-5pm Monday – Friday) the café would only allow people to sit in during out of hours times at the weekend. The operating hours of the surrounding units is set out in appendix A. This follows the precedence set by the neighbouring Siren Brewery which has food and drink served at weekends. During the week the bakery and café would then only accommodate a takeaway service that, for example, would offer a service during lunch breaks for the surrounding workers on the estate to order and takeaway. As the seating area for the café would be located on a mezzanine floor, this can easily be closed off during the week.

During those out of hours the applicants have gained permission from the landlord that 16 additional allocated spaces can be used to the court in front of units 1-15 Marino Way. (refer to appendix B). These spaces have been identified on the proposed block plan A4/466/11(B).

Cycle stands will also be provided to further enhance the sustainability of the site. 2 stands are proposed that provide a total of 12 spaces. The proposal would be for 2no. HOMCOM Bike Stand 6 Floor Mounted.

The café (sitting in) operating hours would therefore change to:

- Saturday 08:00 – 18:00
- Sunday 08:00 – 17:00

The takeaway operating hours of the café would remain Monday to Sunday.

The evening classes would be ad hoc across the year but most importantly would be out of hours from the rest of the industrial estate. They would commence, at their earliest, 6pm when the rest of the units have closed

for the day and therefore the allocated spaces identified on the neighbouring parking court would be used. The classes would exclusively operate on weekday evenings and so the 16 additional parking spaces can be used at that time.

Proposed Transport and Parking Management:

- 4 current parking spaces to 10 Marino Way
- 16 new parking spaces in front of 1 – 15 Marino Way
- 12 cycle spaces
- Number 3 bus route

If you require any further information please do not hesitate to contact us.

Yours sincerely,



James Taylor BA (Hons) MArch PG DipArch ARB RIBA
Architectural Director

JETArch Design

Appendix A

Unit	Marino Way	Business	Mon	Tue	Wed	Thu	Fri	Sat	Sun
1		Siren Craft Brew	Closed	10:00-21:00	10:00-21:00	10:00-21:00	10:00-22:00	12:00-22:00	12:00-19:00
2		Cleeky Murkey Videos Ltd	08:00-22:00	08:00-22:00	08:00-22:00	08:00-22:00	08:00-22:00	09:00-20:00	09:00-20:00
3 to 5		Elusive Brewing	Closed	Closed	Closed	Closed	12:00-20:00	12:00-20:00	Closed
6		ARC Services (UK) Ltd	09:00-17:30	09:00-17:30	09:00-17:30	09:00-17:30	09:00-17:30	Closed	Closed
8		MJR Drycleaning Contractors / Zipwear	08:00-18:00	08:00-18:00	08:00-18:00	08:00-18:00	08:00-18:00	08:00-12:00	Closed
9		D A Fleet Servicing Ltd / Viezu Berkshire Ltd	09:00-18:00	08:00-18:00	08:00-18:00	08:00-18:00	08:00-18:00	10:00-13:00	Closed
10-12		Americatessen Ltd (Wholesale food)	09:00-17:00	09:00-17:00	09:00-17:00	09:00-17:00	09:00-17:00	Closed	Closed
11		Industrial unit (tenant unclear)							
14		Ruscan Electronics Ltd	08:30-17:00	08:30-17:00	08:30-17:00	08:30-17:00	08:30-14:00	Closed	Closed
15		Industrial unit (tenant unclear)							
16		Precision Lapping Ltd	08:00-16:30	08:00-16:30	08:00-16:30	08:00-16:30	08:00-15:30	Closed	Closed
17-19		Procurement International Ltd	09:00-17:00	09:00-17:00	09:00-17:00	09:00-17:00	09:00-17:00	Closed	Closed
Unit Ivanhoe Road			Mon	Tue	Wed	Thu	Fri	Sat	Sun
1		UL VS Limited (inspection/consultancy)	Not publicly listed	Not publicly listed	Not publicly listed	Not publicly listed	Not publicly listed	Closed	Closed
4		Instafoam & Fibre / Datanet Installation Services UK / Digica Ltd / Master Tech	08:30-17:00	08:30-17:00	08:30-17:00	08:30-17:00	08:30-17:00	Closed	Closed
5 Rowanwood / 17-18 Ivanhoe Rd		J & L Precision Ltd	08:00-17:00	08:00-17:00	08:00-17:00	08:00-17:00	08:00-17:00	Closed	Closed
6		Michael Aubrey Barrow Ltd / Michael Aubrey Partnership Ltd	08:00-18:00	08:00-18:00	08:00-18:00	08:00-18:00	08:00-18:00	Closed	Closed
8		Crafted by Design (fabrication & showroom)	08:00-17:00	08:00-17:00	08:00-17:00	08:00-17:00	08:00-17:00	Closed	Closed
9		Saturn Computers Ltd	09:30-17:30	09:30-17:30	09:30-17:30	09:30-17:30	09:30-17:30	Closed	Closed
10		Watsons Commercial Property Services Ltd	09:00-18:00	09:00-18:00	09:00-18:00	09:00-18:00	09:00-18:00	Closed	Closed
11		Data Direct Thames Valley Ltd / Solar Ready Ltd / LPT Ltd / N.R.G. Distribution Ltd / others at same address	08:30-17:30	08:30-17:30	08:30-17:30	08:30-17:30	08:30-17:30	Closed	Closed
12		Nicholson McLaren Aviation Ltd	07:00-17:00	07:00-17:00	07:00-17:00	07:00-17:00	07:30-12:30	Closed	Closed
21		Temperature Technology Ltd	08:00-16:00	08:00-16:00	08:00-16:00	08:00-16:00	08:00-16:00	Closed	Closed
22		Thames Valley ATF & Bodyworks (vehicle repairs)	09:00-15:00	09:00-15:00	09:00-15:00	09:00-15:00	09:00-15:00	Closed	Closed
39-40		Acquisition Systems Ltd / Grosvenor Cleaning Services Ltd	09:00-17:00	09:00-17:00	09:00-17:00	09:00-17:00	09:00-17:00	Closed	Closed
41		Coffee & Coach Limited	Closed	08:00-15:00	08:00-15:00	08:00-15:00	08:00-15:00	09:00-16:00	Closed

Secondary unit supporting business located elsewhere with no public operating hours
Business Open on Saturday and Sunday

Appendix B

James Taylor

From: Jason Marino [REDACTED]
Sent: 26 March 2026 13:21
To: James Taylor
Subject: Re: 10 Marino Way Parking

Good afternoon, James

On behalf of the Marino Family Trust, the freehold owner and landlord of Units 4, 6, 12 and 14, I write to confirm the availability of 16 additional parking Spaces in support of the current application.

The landlord is willing to permit the use of the existing parking spaces associated with the units to serve the bakery use during weekends, when demand from the primary occupiers is reduced. This arrangement will ensure that a sufficient number of spaces are available to accommodate peak weekend activity.

Furthermore, the landlord confirms that additional parking capacity can be provided along the private access road within its ownership, with spaces to be clearly allocated and managed as required. This will further supplement on-site provision and assist in meeting the parking requirements identified by the Highway Authority.

Accordingly, the Marino Family Trust confirms its support for the proposed arrangements and is satisfied that adequate parking provision can be achieved through the flexible use of existing spaces and additional allocation within the site

Kind regards
Jason Marino
MFT Co Ltd
[REDACTED]

This e-mail and any attachment are confidential. If you have received it in error, please delete it from your system, do not use or disclose the information in any way and notify me immediately.