

Our Ref: PD14932

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Wokingham Borough Council
Shute End
Wokingham,
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RG40 1BN

22 November 2024

Dear Sir or Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DISCHARGE OF CONDITION 3 ATTACHED TO PLANNING PERMISSION REF: 232752
BRIDGE RETAIL PARK, UNIT 2A, FINCHAMPSTEAD ROAD, WOKINGHAM, RG40 2NU

On behalf of our client, Columbia Threadneedle ('the Applicant'), we apply for permission to discharge Condition 3 attached to Planning Permission Ref: 232752, dated 10 May 2024.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- Application Cover Letter dated 22 November 2024 (this letter);
- Application Forms and Certificates signed and dated 22 November 2024;
- Planning Permission Ref: 232752; and
- Parking Management Strategy, prepared by ADL Traffic & Highways.

The application has been submitted electronically via the Planning Portal website (Reference: PP-13578197). The application fee of £215.00 has been paid using the online portal.

Relevant Planning History

On 10 May 2024, planning permission was granted for a "*Full application for the proposed change of use from a Non-Food Bulky Goods Retail Unit to a non-Food Bulky Goods Retail Unit and / or mixed restaurant (Class E(b) and takeaway use (Sui Generis)*" (Ref: 232752) (the '2024 Permission'). The application approved pursuant to the 2024 Permission was submitted on a speculative basis, to improve the re-letting potential of the Unit.

On 5 September 2024, planning permission (Ref: 241767) (the '2024 NMA') was granted for a Non-Material Amendment to the 2024 Permission, to change the wording of Conditions 4 (Use of Building), 5 (Deliveries) & 6 (Hours of Use), to fulfil the specific operational requirements of potential occupier, McDonald's. Following the grant of the 2024 NMA, McDonald's agreed to occupy the unit.

This application seeks to discharge Condition 3 attached to the 2024 Permission. The requirements of the condition are set out below.

Condition 3 (Parking Management Strategy)

Condition 3 requires the submission of a Parking Management Strategy to the Local Planning Authority prior to the implementation of the development.

Condition 3 is worded as follows:

Prior to the implementation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and shall be implemented as long as the building is occupied for the approved use.

In accordance with the above Condition, this application includes a Parking Management Strategy ('PMS'), prepared by ADL Traffic & Highways.

The PMS confirms out that the car park is already subject to parking restrictions implemented by the Landlord and enforced by Horizon Parking. These restrictions are to be retained and modified slightly to include designated spaces for couriers and click and serve customers.

The incoming tenant, McDonald's, propose to implement standard anti-social behaviour and litter management strategies that will ensure their occupation will not adversely impact other users of the car park and surrounding residents.

It follows that the submitted Parking Management Strategy fully meets the requirements of Condition 3 and as such the condition can be discharged.

Summary and Conclusions

This application seeks to formally discharge Condition 3 attached to Planning Permission Ref: 232752, dated 10 May 2024, in relation to Unit 2a at Bridge Retail Park in Wokingham.

We trust the information provided above and on the enclosed information is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any further details please do not hesitate to contact Ross Fraser on 07920 206 216 (ross.fraser@montagu-evans.co.uk) or Craig Blatchford on 07984 458 485 (craig.blatchford@montagu-evans.co.uk).

Yours faithfully,

Montagu Evans

MONTAGU EVANS LLP

Enc.