

Date: 11 March 2025
Application: 242853



WOKINGHAM
BOROUGH COUNCIL

Mr Hammad Khan

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Dear Mr Hammad Khan,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 222304**

Application Number: 242853

Applicant Name: Mr Ranjot Singh

Site Address: Land Adjacent to Lane end House, Shinfield Road, Shinfield, RG2 9BB

Proposal: Application for submission of details to comply with the following conditions of planning consent 222304 dated 29.04.2024. Condition 3 relates to external materials; 4 to ground and building levels; 5 to contamination; 10 to CEMP (Biodiversity); 12 to construction method statement; 15 to cycle parking; 16 to electric vehicle charging; 18 to bin store.

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 conditions 3, 4, 10, 12, 15 & 18. These conditions are discharged in accordance with the approved details.
- Acceptable details have been submitted in relation to condition 5. This condition is discharged in accordance with the approved details.
- Condition 16 is a compliance condition and therefore does not require details to be discharged.

Yours sincerely,
Development Management & Compliance

Authorised by:

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 3 (External Materials)	Elevations & Sample Boards Plan – drawing no. DoC-LA-01 (Unit 1) Elevations & Sample Boards Plan – drawing no. DoC-LA-02 (Units 2,3 & 6) Elevations & Sample Boards Plan – drawing no. DoC-LA-03 (Units 4&5)	11 November 2024	The submitted details are considered acceptable. The condition is discharged in accordance with the approved details.
Condition No. 4 (ground and building levels)	Site Plan & Section for Proposed Levels and Bin & Cycle Storage – Drawing no. DoC-LA-04	11 November 2024	The submitted details are considered acceptable. The condition is discharged in accordance with the approved details.
Condition No. 5 (contamination)	Environmental Report (HESI (Herts & Essex Site Investigations) Issue 1, dated 05/11/2024) Remediation Strategy Report (HESI Herts & Essex Site Investigations) Ref. 19241, dated February 2025	11 November 2024 11 February 2025	The WBC Environmental Health Officer is satisfied with the reports provided and considers the remediation strategy is acceptable. The condition is discharged in accordance with the approved details.
Condition No. 10 (CEMP)	Construction Environmental Management Plan (Biodiversity) – (NRG Consulting, Ref. CS2537/ER/EMP/102024-DOB, dated 23/10/2024)	11 November 2024	The condition is discharged in accordance with the approved details.
Condition No. 12 (construction method statement)	Construction Method Statement (NRG Consulting, Ref. CS2537/EH/CMS/102024-CT, dated 07/11/2024)	11 November 2024	The WBC Highways Officer considers the submitted Construction Management Statement and associated site plans are acceptable. The condition is discharged in accordance with the approved details.
Condition		11	The WBC Highways

Condition	Plan Number/Report Details	Date Received	Comments
No. 15 (cycle parking)		November 2024	Officer is satisfied that Drawing no. DoC-LA-04 indicates cycle storage design and locations and these are considered acceptable. The condition is discharged in accordance with the approved details.
Condition No. 16 (electric vehicle charging)	Elevations & Sample Boards Plan – drawing nos. DoC-LA-01; DoC-LA-02 & DoC-LA-03 (includes details of indicative car charging points, location: to external wall at front)	11 November 2024	This is a compliance condition that does not require details to be discharged. The provision of associated EVC equipment and infrastructure is covered by Building Regulations Approved Document S.
Condition No. 18 (bin store)	Site Plan & Section for Proposed Levels and Bin & Cycle Storage – Drawing no. DoC-LA-04	11 November 2024	The submitted details relating to the bin and cycle storages are considered acceptable. The condition is discharged in accordance with the approved details.