

Date: 18 December 2024
Application: 243164



**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: 243164

Applicant: HE2 Reading 1 GP Limited

Site Address: Headley Road East, Woodley, RG5 4SN

Parish: Woodley

Grid Reference: Easting - 476976, Northing - 173180

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 213106 (APP/X0360/W/22/3306963) dated 22/12/23. Condition 16 relates to parking; 18 to EV charging points; 22 to an external lighting scheme and 25 to boundary treatments.

Case Officer: Marcus Watts

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 243164. 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:	Gordon Adam Development Control		
Service	WBC Highways	App No:	243164
Address:	Headley Road East, Woodley, RG5 4SN.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 213106 (APP/X0360/W/22/3306963) dated 22/12/23. Condition 16 relates to parking; 18 to EV charging points; 22 to an external lighting scheme and 25 to boundary treatments.		
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

Comments in red concern additional information submitted to highways on 21st Feb 2024

Condition 16 relates to car parking and cycle parking details

1. Details of a single tier and two-tier cycle parking with shelters have been submitted which is welcome.
2. No information has been submitted on which type of shelter is being proposed. This is required. **This is still required. Please provide a photograph of the type of shelter/s that provided for this condition to be discharged.**
3. There was no information submitted on visitor cycle parking. **Highways is content for visitor cycle parking to be contained within the cycle shelters.**
4. Condition 16 also relates to car parking and details of such will need to be submitted as part of the discharge of conditions application. **Drawing 10-101 Rev C3 has been submitted which is welcome. This plan shows the car parking which is acceptable.**

Condition 18 to EV charging points

1. Currently the details of EV charging points is covered by Building Control Regulations.
2. However, the planning approval was granted before this came into effect.

3. Details of the specification of the charging system has been submitted which are acceptable.
4. However, highways would have expected to see a plan showing the locations of the active and passive spaces submitted as part of this discharge of conditions application. This plan is required. Drawing 10-101 Rev C3 has been submitted whihc is welcome. Highways is content with the plan in reference to RV charging points and **therefore recommends discharge of this condition.**

Conditions & Reasons (if required)

Date:	24 th Feb 2025	Signed:	Gordon Adam
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