

Date: 1 July 2026
Application: 261539



**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: 261539

Applicant: Mrs Emily Temple

Site Address: Crane House, Molly Millars Lane, Wokingham, Wokingham, RG41 2RZ

Parish: Wokingham

Grid Reference: Easting - 480709, Northing - 167968

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 241745 dated 21/03/2025. Condition 11. Drainage Management and Maintenance. 16. Bin Storage and Collection Area.

Case Officer: Joanna Carter

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 261539. 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 requested from the case officer.

Your observations are required in respect of this application by **22 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261539
Address:	Crane House, Molly Millars Lane, Wokingham, Wokingham, RG41 2RZ.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 241745 dated 21/03/2025. Condition 11. Drainage Management and Maintenance. 16. Bin Storage and Collection Area.		
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

Condition 16 – Bin Storage and Collection Area

The applicant has proposed 3 no. x 1100L General Waste Bins and 3 no. x 1100L Recycling Bins for the site. The Highways assume the required commercial waste collection will be carried out by private refuse operator.

The maximum reversing distance of a refuse vehicle is 12m, in accordance with BS 5906:2005. While there is no clear standard for private waste collection, for the maximum carrying distance between the bin store of 1100L Bulk Bins and a parked council's refuse collection vehicle is 10m.

As two of the bins placed adjacent to the warehouse extension, it is uncertain if the bins are positioned within reasonable carrying distance from a parked refuse vehicle, and if there is sufficient turning area for refuse vehicle to enter and leave the site in forward gear.

The applicant is expected to demonstrate the required details alongside a swept path analysis for private waste collection vehicle.

To avoid overspilling of wastes and recyclables to the access road, the required capacities of the refuse bins shall be confirmed with the council's Cleaner & Greener team.

Conditions & Reasons (if required)			
Date:	14/7/2026	Signed:	JP