



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr Bernie Pich
WBC
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 193206
Applicant Name: Wokingham Borough Council
Site Address: Toutley Depot, Old Forest Road, Wokingham
Proposal: Full planning application for the demolition of all existing structures at Toutley Depot to permit the phased construction of a replacement depot including works buildings, storage, a new office accommodation block, ancillary drainage, landscaping, security fencing, surface parking and associated works.

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved details

2. This permission is in respect of the submitted application plans and drawings numbered in the table below. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Site Plan Proposed Block Layout	19122_07_002 P2
Demolition Plan	19122_07_003 P1
Proposed Yard Layout Plan	19122_07_010 P3
Proposed Main Building Plan	19122_07_100 P1
North & South Elevations: Office Wing	19122_07_200 P1
East & West Elevations: Office Wing	19122_07_201 P1
North & South Elevations: Operatives Wing	19122_07_202 P1
East & West Elevations: Operatives Wing	19122_07_203 P1
Elevations: Yard Building 1	19122_07_210 P1
Elevations: Yard Building 2	19122_07_211 P1
Section 01: Main Building	19122_07_301 P1
Section 02: Main Building	19122_07_302 P1
Section 03: Main Building	19122_07_303 P1
Section Through Yard Building 1	19122_07_304 P1
Proposed Site Section A	19122_07_311 P1
Proposed Site Section B	19122_07_312 P1
Proposed Site Section C	19122_07_313 P1
Energy and Sustainability	12620-HYD-ZZ-00-RP-ME-0001-P04
Ecological Assessment	12439_R03b_RS_MM
Flood Risk Assessment (FRA)	12620-HYD-ZZ-00-RP-ME-0001
Foul and Surface Water Drainage Strategy	12620-HYD-XX-XX-RP-D-5001_S2_P02
Exceedance Flow Paths	12620-HYD-INF-XX-DR-C-0005_ P01-S2
Transport Statement	12620-HYD-XX-XX-RP-TP-4001 P03
Noise Report	TOU-HYD-ZZ-XX-RP-Y-1001 P02

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

External materials

3. Before above ground construction of the buildings, samples and details of the materials to be used in the construction of the external surfaces of the relevant building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the buildings are satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

Salt Barn Details

4. Notwithstanding the details shown on the approved drawings, the salt barn hereby approved shall not be installed other than in accordance with full details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the buildings are satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

Details of boundary walls and fences

5. Before the commencement of use of the buildings hereby permitted, details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the site is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

Construction Environmental Management Plan

6. Construction work of the development hereby permitted shall not begin until a Construction Environmental Management Plan (CEMP) which will detail the proposed construction phasing of the development and shall include measures to be implemented to protect site workers, site users, ecology and the environment has been submitted to and approved in writing by the local planning authority. The development shall be implemented thereafter in accordance with the approved CEMP. The CEMP shall include the following matters:
 - i) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;
 - ii) Details of Phasing;
 - iii) Loading and unloading of plant and materials;
 - iv) Piling techniques;
 - v) Storage of plant and materials (including details to demonstrate this will be contained within the site);
 - vi) Programme of works (including measures for traffic management and operating hours);
 - vii) Provision of boundary hoarding and lighting;
 - viii) Protection of important trees, hedgerows and other natural features;
 - ix) Reasonable Avoidance Measures (RAMs) for amphibians, reptiles, breeding birds, hedgehogs and otters;

- x) Control of rats and other vermin particularly during site clearance
- xi) Details of proposed means of dust suppression, fume mitigation and noise mitigation. The CEMP shall include a noise management plan that sets out how construction noise will be minimised to protect residential amenity (including methodology for piling and compaction and use of pumps and generators overnight). Particular attention should be given to protecting dwellings that are likely to be exposed to high levels of construction noise as identified in the application noise and vibration report
- xii) Details of measures to prevent mud from vehicles leaving the site during construction;
- xiii) Details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
- xiv) Lighting on site during construction;
- xv) Measures to ensure no on site fires during construction;
- xvi) Monitoring and review of the CEMP;
- xvii) Implementation of the CEMP through an environmental management system;
- xvii) Details of the control of surface water run-off, surface water bodies and groundwater from contamination during the construction phase;
- xix) measures to prevent new contamination from various construction activities such as re-fuelling and operation of welfare facilities
- xx) Details of the excavation of materials and the subsurface construction methodology;
- xxi) Details of the haul routes to be used to access the development; and
- xxii) Appointment of a Construction Liaison Officer.

Reason: To protect occupants of nearby dwellings from noise and disturbance during the construction period, in the interest of highway safety and convenience and to minimise the environmental impact of the construction phase in accordance with Wokingham Borough Core Strategy Policies CP1, CP3, CP6 and CP7 and TB23 of the Managing Development Delivery Local Plan Policy, and ODPM circular 2006/05.

Hours of Construction

- 7. No work relating to the construction of development hereby approved, including works of ground clearance or preparation prior to commencement of construction operations shall take place other than between the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Landscaping

8. Prior to the commencement of use of the buildings hereby approved, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed site levels or contours, means of enclosure, other vehicle and pedestrian access, hard surfacing materials and minor artefacts and structure (e.g. furniture, signs, lighting, external services, etc), along with Ecological Enhancements (having due regard to the recommendations of paragraph 5.44 of the accompanying Ecological Assessment (Tyler Grange, Report 12439_R03b_RS_MM, dated 29th November 2019). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

Soft landscaping details shall also include locations for retained or restored wildlife habitat, and quantified ecological compensation measures (demonstrating that the rate is sufficient to replace anticipated losses).

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the buildings or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity and ecology. Relevant policies: Core Strategy policy CP3, CP7 and Managing Development Delivery Local Plan policies CC03 and TB21

Retention of trees and shrubs

9. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which

are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Protection of trees

10. a) No phase of development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site within that phase of development in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.
- b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Bat and Bird Box Provision

11. Prior to occupation of the buildings, 6 bird or bat boxes, bricks or tiles are to be installed on or around the site under the supervision of a suitably qualified ecologist. A letter confirming that the boxes, bricks or tiles have been installed, including a simple plan showing their location and photographs of

the boxes, bricks or tiles in situ, is to be submitted to and approved in writing by the Council.

Reason: To incorporate net biodiversity gain in and around developments in accordance with paragraphs 170 and 175 of the NPPF

Lighting for Light Sensitive Species

12. No external lighting of the development hereby permitted shall be installed other than in accordance with a detailed scheme (including lighting assessment) which has first been submitted to and agreed in writing by the Local Planning Authority to include lighting levels and hours of use. The details submitted shall be in accordance with Guidance Note 08/18 Bats and artificial lighting in the UK (ILP and BCT, 2018). The development and use will be carried out in accordance with the agreed scheme.

Reason: In the interests of the protection of the amenity of the area and to secure appropriate mitigation for protected species and species of principal importance. Relevant policy: Core Strategy policies CPI and CP3 and Managing Development Delivery Local Plan policy CC06.

Cycle Parking

13. Prior to the first occupation of the Phase 1 office and ancillary accommodation buildings, further details of the proposed cycle parking for the occupants of the site shall be submitted to and approved in writing by the Council. The cycle parking/storage shall be implemented in accordance with the approved details prior to first occupation and permanently so-retained for the parking of bicycles and used for no other purposes. Additional cycle parking shall be provided if the Travel Plan identifies a need for more spaces.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel in accordance with NPPF Section 9 (Sustainable Transport), Core Strategy Policies CP1, CP3 and CP6, Managing Development Delivery Local Plan policy CC07, and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Travel Plan

14. Within 6 months of the first occupation of the Phase 1 office and ancillary accommodation buildings hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by private car and provide for periodic review. The travel plan shall be permanently implemented as agreed.

Reason: To ensure the provision of sustainable transport measures in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

Parking Management Strategy

15. Prior to the first occupation of the new ancillary office accommodation of the site, a Parking Management Strategy for the management of the on-site parking shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include a mechanism for review and provision of additional electric vehicle and disabled parking on the site, should the need arise. The management of the parking within the site shall be in accordance with the approved details thereafter.

Reason: to ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

Control of plant/ machinery noise

16. Fixed plant and/or building services installed shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Noise mitigation measures

17. The development hereby approved shall not be occupied until the noise mitigation measures as set out in the HYDROCK Noise Report, ref: TOU-HYD-ZZ-XX-RP-Y-1001 P02, dated 29/11/19, submitted with the application, are implemented. The noise mitigation measures shall be retained and maintained thereafter.

Reason: To protect the occupants of the development hereby approved from traffic noise. Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Flood Risk

18. The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) dated 6th December 2019, reference 12620-HYD-ZZ-00-RP-ME-0001, by Hydrock Consultants Limited, and the following flood risk mitigation measures it details:
- Finished floor levels shall be set no lower than 44.46 metres above Ordnance Datum

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing, by the local planning authority.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

19. Prior to occupation of each Phase of the development hereby permitted, details relating to the ongoing management and maintenance of the SuDs shall be submitted to and approved in writing by the LPA. The development shall be implemented in accordance with such approved details and maintained thereafter.

Reason: To ensure the proposed SuDs is appropriately managed and maintained to the satisfaction of the Council as Lead Local Flood Authority (LLFA) in accordance with MDD Policy CC10.

20. Prior to the occupation of each Phase of the development hereby permitted, details of a Flood evacuation plan (incorporating details of signing up to receive flood warnings from the Environment Agency) shall be submitted to and approved in writing by the LPA.

Reason: In order to ensure appropriate evacuation and flood response procedures are in place to manage the residual risk associated with an extreme flood event in accordance with MDD Policy CC09.

Energy and Sustainability

21. The development hereby approved shall be carried out in accordance with the energy efficiency and renewable energy measures as set out within section 5 and 6 of the submitted Hydrock Energy and Sustainability report Dated 29th November 2019 ref: 12620-YHD-ZZ-00-RP-ME-0001; unless otherwise approved in writing by the LPA. The identified measures shall be implemented prior to the occupation of the buildings.

Reason: In order to ensure the development contributes towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. Relevant Policy: Core Strategy Policy CP1, MDDL policies CC04 and CC05; Sustainable Design and Construction Supplementary Planning Document (May 2010).

Refuse and recycling

22. The internal and external spaces for the storage of refuse and recyclable materials for the building hereby approved shall be provided prior to occupation, and in accordance with full details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that adequate provision is made for the storage of recyclables in accordance with Wokingham Borough Core Strategy Policy CP1 and CC04 of the Managing Development Delivery Local Plan (Feb 2014), the Sustainable Design and Construction Supplementary Planning Document and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Employment Skills Plan

23. Prior to the commencement of the development hereby permitted, an Employment Skills Plan for the Construction phase of the development, including a method statement shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved plan.

Reason: In order to develop local employability skills by securing opportunities for training, apprenticeship or other vocational initiatives in accordance with MDD Policy TB12

Contaminated Land

24. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 3 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,

- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

If required:

5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Informatives:

1. The applicant is advised to apply to Environmental Health for 'prior consent' under s.61 of the Control of Pollution Act 1974 in relation to the control of construction site noise.
2. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.
4. The applicant's attention is drawn to the consultation response received by Thames Water relating to the requirement to apply for a Trade Effluent Consent.
5. The applicant's attention is drawn to the consultation response received by Gigaclear relating to their assets on and within the vicinity of the application site.
6. In respect of condition 8, the applicant is reminded that the Council would expect to see a net gain in the number of trees on site following implementation of this development.

Signed

A handwritten signature in black ink, appearing to read 'Clare Lawrence'. The signature is written in a cursive style with a large initial 'C' and a long horizontal flourish at the end.

Clare Lawrence
Assistant Director - Place
Date: 13/02/2020

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

- **Other statutory legislation:** This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.
- **The Town & Country Planning (Development Management Procedure) Order:** This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.
- **Officer Report:** An officer report explaining the decision will be available to view online.
- **Purchase notices:** If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.
- **Appeals to the Secretary of State:** If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:

Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service: <https://www.gov.uk/government/organisations/planning-inspectorate> which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>. Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

- **Discharge of Conditions:** This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal at: http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf.
- **Street Naming and Numbering for new dwellings:** If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.
- **Access to privately owned land:** The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.
- **Building Regulations:** Building regulations approval may be required for the proposed development; please see the Council's website regarding this <http://www.wokingham.gov.uk/building-control/>.

- **Fire Regulations:** In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:
 - i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
 - ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.