

## **Appendix 4 – Suggested Conditions**

### **Landscaping**

The development hereby permitted shall be removed and the office and storage uses shall cease; all materials resulting from the aforementioned steps shall be removed from the land, and the land restored to its former condition prior to the development occurring, within six months of the date of failure to meet the requirements set out below:

- Within 3 months of the appeal decision date, 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 finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas and hard surfacing materials. 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.

All hard and soft landscape works shall be carried out in accordance with the approved details during the first planting season after the appeal decision date. 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: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.*

### **Contamination**

The development hereby permitted shall be removed and the office and storage uses shall cease; all materials resulting from the aforementioned steps shall be removed from the land, and the land restored to its former condition prior to the development occurring, within six months of the date of failure to meet the requirements set out below:

- Within 3 months of the appeal decision date, a scheme to deal with contamination on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk associated with the development.

The approved details shall thereafter be carried out in full within six months of approval.

*Reason: To ensure that any contamination of the site is identified to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.*

### **Ecological Mitigation and Enhancements**

The development hereby permitted shall be removed and the office and storage uses shall cease; all materials resulting from the aforementioned steps shall be removed from the land, and the land restored to its former condition prior to the development occurring, within six months of the date of failure to meet the requirements set out below:

- Within 3 months of the appeal decision date, a scheme for ecological permeability and biodiversity compensation and enhancement shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:
  - a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
  - b) Materials and construction to ensure long lifespan of the feature/measure
  - c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.

The approved details shall thereafter be carried out in full within six months of approval and shall be retained in that manner thereafter.

*Reason: Reason: To ensure the development is policy compliant with regards to Policies CP7 & TB23: Biodiversity and Development of the Wokingham Borough Development Plan.*

### **Biodiversity Method Statement**

The development hereby permitted shall be removed and the office and storage uses shall cease; all materials resulting from the aforementioned steps shall be removed from the land, and the land restored to its former condition prior to the development occurring, within six months of the date of failure to meet the requirements set out below:

- Within 3 months of the appeal decision date, a method statement for habitat protection, amphibians, reptiles breeding birds, mammals and bats is submitted

to and approved in writing by the local planning authority. The content of the method statement shall include:

- a) The purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) a timetable for implementation;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from works.

The approved details shall thereafter be carried out in full within six months of approval and shall be retained in that manner thereafter.

*Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 Core Strategy policies CP7 and Managing Development Delivery Local Plan policy TB23.*

### **Drainage Details**

The development hereby permitted shall be removed and the office and storage uses shall cease; all materials resulting from the aforementioned steps shall be removed from the land, and the land restored to its former condition prior to the development occurring, within six months of the date of failure to meet the requirements set out below:

- Within 3 months of the appeal decision date, a Drainage Strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include
  - a) Calculations indicating the Greenfield runoff rate from the site.
  - b) BRE 365 test results demonstrating whether infiltration is achievable or not.
  - c) Use of SuDS following the SuDS hierarchy, preferably infiltration.
  - d) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
  - e) If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities

supplier that their system has got capacity and the connection is acceptable.

- f) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- g) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- h) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved details shall thereafter be implemented within six months of approval and shall be appropriately maintained for the lifetime of the development.

*Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.*

### **Archaeological Information**

The development hereby permitted shall be removed and the office and storage uses shall cease; all materials resulting from the aforementioned steps shall be removed from the land, and the land restored to its former condition prior to the development occurring, within six months of the date of failure to meet the requirements set out below:

- Within 3 months of the appeal decision date the applicant shall prepare a scheme to deal with contamination of the pond which must be submitted to and approved in writing by the local planning authority.

The approved scheme must be carried out in full and the necessary remediation works undertaken within six months of approval.

*Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough. (Relevant Policy: Managing Development Delivery Local Plan Policy TB25 and the NPPF.*

### **Lighting**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that

Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings/structures.

*Reason: In the interests of visual amenities and ecological safeguarding. Relevant Policies: Core Strategy Policies CP1, CP3, CP7 & CP11 and MDD Local Plan Policies CC03, TB21 & TB23.*

**Informatives:**

1. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear, please contact the case officer to discuss.