

Our Ref: 20115/SHTa  
Your Ref: PP-13757974  
Email: [REDACTED]

Broadwall House  
21 Broadwall  
London SE1 9PL  
020 3096 7000  
info@firstplan.co.uk  
firstplan.co.uk

07 February 2025

Development Management  
Wokingham Borough Council  
P.O. Box 157  
Shute End  
Wokingham  
RG40 1BN

Dear Sir/Madam,

**DISHCARGE OF CONDITION 4 ATTACHED TO PERMISSION REF: 220312– LAND AT WINNERSH SHOWCASE CINEMA, LODDON BRIDGE, READING ROAD, WINNERSH, RG41 5HG**

Firstplan have been instructed by Five Guys JV Ltd to submit the enclosed discharge of condition application for approval of details required by Condition 4 attached to planning permissions ref: 220312. The application has been submitted online via the Planning Portal (ref: PP-13757974) and the requisite fee of £215 has also been paid online.

Planning permission ref: 220312 granted consent on 9 May 2022 for the *“Full application for the proposed erection of a restaurant building with external seating area, associated hard and soft landscaping and car parking spaces.”*

Condition 4 states:

***“Prior to the commencement of the development, 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, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include all retained trees and hedges within or close to the site, 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 prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority.***

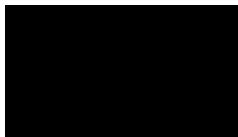
***Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.”***

In compliance with this condition Planting Plan drawing no. 402A prepared by The Landscape Partnership has been submitted.

It is relevant that planning permission has also been granted under ref: 240795 on 29 October 2024 for *“Full application for the erection of a drive thru facility at Five Guys restaurant, including a drive thru lane and changes to the existing landscaping.”* Condition 4 of this consent also includes an identical condition requiring submission of hard and soft landscaping details to the Council. As such, a concurrent application has been submitted via the Planning Portal (ref: PP-13630259). Planting Plan Drive-Thru drawing no. 401A prepared by The Landscape Partnership has been submitted to discharge condition 4 of planning permission ref: 240795. For completeness, this plan has also been included with this application.

We trust that this information is sufficient to allow for the discharge of Condition 4 of planning permission ref: 220312. However, should you require any further clarification or information, please do not hesitate to contact me.

Yours faithfully,



TITO AROWOBUSOYE  
Associate

Enc.