

Date: 20 February 2025
Application: 243248



**WOKINGHAM
BOROUGH COUNCIL**

Mr M Massarella-Gill
14 Sandal Cliff
Wakefield

Development Management &
Compliance

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Shute End, Wokingham

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Dear Mr M Massarella-Gill,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION**

Application Number: 243248

Applicant Name: Mr L Massarella

Site Address: Alma Cottage, Lodge Road, Hurst, Wokingham, RG10 0EH

Proposal: Application for submission of details to comply with the following conditions of planning consent 231168 dated 26/07/2023. Condition 3 relates to external materials; 4 to ground and building levels; 5 to a construction method statement; 6 to electric vehicle charging; 7 to drainage details; 8 to protection of trees; 9 to landscaping; 10 to excavation works; 11 to archaeological works; 12 to a ground gas risk assessment, and 18 to boundary walls and fences.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 3, 4, 5, 6, 7, 8, 9, 10, 12 and 18. The development is to be carried out in accordance with the approved details.
- Acceptable details have been submitted in relation to Part A) of condition 11. Part B) requires further discharge (see comments below).

Yours sincerely,
Development Management & Compliance

Authorised by:

Condition	Plan Details	Number/Report	Date Received	Comments
Condition No. 3	-	004 / 04 (02) 400	29/12/2024	Acceptable details have been submitted in relation to condition 3. The development is to be carried out in accordance with the approved details.
Condition No. 4	-	004 / 04 (02) 501	29/12/2024	Acceptable details have been submitted in relation to condition 4. The development is to be carried out in accordance with the approved details.
Condition No. 5	-	Construction Method Statement Rev B 004 / 04 (02) 267 A	19/02/2025	Acceptable details have been submitted in relation to condition 5. The development is to be carried out in accordance with the approved details.
Condition No. 6	-	004 / 04 (02) 501	29/12/2024	Acceptable details have been submitted in relation to condition 6. The development is to be carried out in accordance with the approved details.
Condition No. 7	-	004 / 04 (02) 700	23/01/2025	Acceptable details have been submitted in relation to condition 7. The development is to be carried out in accordance with the approved details.
Condition No. 8	-	004 / 04 (02) 500	29/12/2024	Acceptable details have been submitted in relation to condition 8. The development is to be carried out in accordance with the approved details.
Condition No. 9	-	004 / 04 (02) 501	29/12/2024	Acceptable details have been submitted in relation to condition 9. The development is to be carried out in accordance with the approved details.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 10	- Condition 10 - Note	23/01/2025	Acceptable details have been submitted in relation to condition 10. The development is to be carried out in accordance with the approved details.
Condition No. 11	- Written Scheme of Investigation for an archaeological watching brief – Keevill Heritage Ltd – December 2024	29/12/2024	Acceptable details have been submitted in relation to Part A of condition 11. The condition is therefore part discharged, as Part B of the condition requires the works specified in Part A to be completed and reported on to establish if any further phases of mitigation are necessary.
Condition No. 12	- Site Investigation Report – Soil Consultants – 9 th November 2024 – ref: 10995/CA	29/12/2024	Acceptable details have been submitted in relation to condition 12. The development is to be carried out in accordance with the approved details.
Condition No. 18	- 004 / 04 (02) 501	29/12/2024	Acceptable details have been submitted in relation to condition 18. The development is to be carried out in accordance with the approved details.