

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	242136
Address:	Nigra Building (The Mulberry Centre), Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY.		
Proposal:	Application to vary condition 2 of planning consent 240575 for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping. Condition 2 refers to the approved plans, and the variation is to make amendments to the proposed siting of the substation, outdoor seating area, boundary treatments, access door to north elevations, bin storage area, cycle parking area, car park spaces and entrance access gates.		
Type of Development:	Major Heavy industry/storage/warehouse		
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

Proposed Site Plan – Drawing Reference 32867 – P407 Rev. M 27.9.24

Detailed Landscape Proposals – Drawing Reference 1631-L-DPL-200 V4

The Tree Constraints and Draft Protection Plan is showing parking bays over these 2 retained trees that will be covered with;

Works within RPAs of retained trees subject to an Arboricultural Method Statement and Arboricultural Supervision. Area hatched in blue to be constructed using a load dissipating plastic permeable paving grid.

I have no idea what this is – apparently it will be detailed in the Arboricultural Method Statement. However, normally we would expect a ‘No Dig’ approach using a cellular confinement system. This is preferred application.

However, I suggest that the parking bays are located elsewhere within the site. Looking at the latest Landscape drawing it is proposing 2 new trees on the opposite side of the entrance as well as a hedge and grass seeding. I cannot see why the 4 parking bays beneath these trees cannot be located next to the other 4 bays to the south. This would improve the look of the entrance. There have already been a lot of tree removals from this scheme and no space has been made available for planting against the parking facing Fishponds Road. As it stands the landscape proposals do not comply with Policy CC03e ‘to provide high quality ideally native planting... The planting design is shown is acceptable but there needs to be more of it. There is 7m space between the 2 rows of parking and space to plant a hedge to match that along the northern edge.

The rest of the planting scheme is acceptable.

Please make the adjustments as requested and resubmit.

Conditions & Reasons (if required)			
Date:	21.11.24	Signed:	B. Crafer