

**Date:** 22 November 2024  
**Application:** 242936



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Highways,

**Discharge of condition Consultation**

**Application Number:** 242936

**Applicant:** Mr Jon Furneaux

**Site Address:** Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW

**Parish:** Finchampstead

**Grid Reference:** Easting - 480593, Northing - 165182

**Type of Development:**

**Proposal:** Application for submission of details to comply with the following conditions of planning consent 223592 dated 09/06/2022. Condition 5 relates to a Construction Environmental Management Plan (CEMP), 8 to biodiversity mitigation and enhancements, 9 to a Landscape and Ecology Management Plan (LEMP) and 13 to drainage details.

**Case Officer:** Andrew Chugg

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 242936. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,

## Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                       |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                                                                                                                    |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                                                                          | <b>App No:</b> | 242936 |
| <b>Address:</b>             | Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW.                                                                                                                                                                                                                                                                 |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following conditions of planning consent 223592 dated 09/06/2022. Condition 5 relates to a Construction Environmental Management Plan (CEMP), 8 to biodiversity mitigation and enhancements, 9 to a Landscape and Ecology Management Plan (LEMP) and 13 to drainage details. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                                                                                                       |                |        |
| <b>Site Visit Made:</b>     | 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

The proposal seeks consents for discharging conditions 5, 8, 9 and 13 for Planning Application Reference 223592.

The conditions are not on highway grounds. The Highways have no comments for this proposal.

## Conditions & Reasons (if required)

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 25/11/2024 | <b>Signed:</b> | JP |
|--------------|------------|----------------|----|