

Date: 21 August 2025
Application: 251541



WOKINGHAM
BOROUGH COUNCIL

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Dear Mr John Irish,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 251541**

Application Number: 251541

Applicant Name: Mr Mike Moore, Moore Commercial Investments Ltd

Site Address: Beech Court, Wokingham Road, Hurst, Wokingham, RG10 0RQ

Proposal: Application for submission of details to comply with the following condition of planning consent 242200 dated 31.10.2024. Condition 3 relates to Great Crested Newts; 4 to Landscaping.

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 and 4. These conditions are therefore discharged, subject to the works being carried out in accordance with the approved details.

Yours sincerely,
Development Management & Compliance

Authorised by:

A handwritten signature in blue ink, appearing to be 'AJE'.

Condition:

Condition No. 3 (Great Crested Newts)

Plan Number/Report Details:

Great Crested Newts Method Statement (Sam Watson Ecology, ref: SWE-P24-0098-R3)

Date Received:

30 June 2025

Comments:

A District Licensing Officer on behalf of Nature Space has reviewed this application and notes that they did not provide comments on the original application (ref. 242200) and are not familiar with the reasoning behind Condition 3. They advise that the condition may not have been ideal in this case. The Officer agrees with the applicant's ecologist that the site provides only sub-optimal or largely unsuitable habitat for Great Crested Newts (GCN), with low associated risks, further reduced by the small scale of development. Accordingly, requiring pond surveys would be disproportionate, and the use of reasonable avoidance measures as submitted is considered an appropriate approach.

The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.

Condition:

Condition No. 4 (Landscaping)

Plan Number/Report Details:

Landscape Proposal - Dwg LAND.01

Date Received:

30 June 2025

Comments:

The Council's Trees and Landscape Officer has reviewed this application and considers that acceptable details have been provided. The condition is therefore discharged, subject to the works being carried out in accordance with the approved details.