

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251498
Address:	Land At Heathlands, Heathlands Road, Wokingham, Berkshire.		
Proposal:	Application to vary conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning consent 240442 for the proposed erection of 1 no. two bedroom detached dwelling with associated bicycle store and access following demolition of the existing garage blocks. Condition 3 refers to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos. Variation is to remove conditions 3, 4, 5, 6, 8, 9, 10 and 11.		
Type of Development:	Minor Dwellings (1-9)		
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

I refer to 243241 and 240442.

Condition 4: drainage

I refer to Proposed Drainage Strategy 231636/DS/01 Rev A. Drainage is to be located mainly outside the root protection areas of trees, this is acceptable. I do not object to discharge of this condition.

Condition 5: landscaping

I refer to Detailed Planting Plan 1767 L90-300 B Dec 24. I find the plan acceptable for the location and site and do not object to discharge of the condition.

Condition 6: construction method statement

I refer to Proposed site set up plan 22402-1 08 A 31.10.24 Rev A 17.2.25. I find the plan acceptable for the location and site and do not object to discharge of the condition.

Condition 8: boundary walls and fences

I refer to Proposed site plan 22 Rev D 10.10.24. I find the plan acceptable for the location and site and do not object to discharge of the condition.

Conditions & Reasons (if required)

n/a

Date:	2.7.25	Signed:	C Ramsey
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