



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

mr

First name

mitch

Surname

mcdonagh

Company Name

wroxton group ltd

Address

Address line 1

Glasspool Farm Part Lane

Address line 2

Address line 3

Town/City

Riseley

County

Wokingham

Country

Postcode

RG7 1RU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Prior approval submission for proposed conversion of 2 no. agricultural buildings (Buildings A and B) to form 10 no. dwellings with associated works including partial demolition.

Reference number

242193

Date of decision (date must be pre-application submission)

22/10/2024

Please state the condition number(s) to which this application relates

Condition number(s)

3. A preliminary risk assessment must be conducted in line with the Land contamination risk management procedure as defined by the Environment Agency to determine if any gas protection measures are required, and if so, identify these in a clearly defined scheme of works. The preliminary report must be presented to the local authority and any risk or remediation measures agreed prior to commencement of development. Any necessary mitigation measures must be installed prior to occupation of the development and are to be maintained in perpetuity.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

5. A full asbestos survey and removal plan, following the latest HSE guidelines for the removal of asbestos shall be submitted to the local authority for approval in writing, this should show the amount, type and specific removal and disposal procedure and what companies are to be involved. All waste must be removed from the site by appropriately registered waste contractors and receipts kept for up to 3 years should they be required for inspection by the local authority, no burning of waste as part of this development will be permitted. The approved asbestos removal plan shall be implemented in full prior to commencement of development.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

6. The dwelling hereby permitted shall not be occupied until measures for the physical separation of the dwelling's curtilage and farmland beyond (annotated on plan GP/07/24 Rev F - open land beyond the curtilage-)by way of native hedge planting and/or post and rail fencing no more than 1.2m in height has been submitted to and approved

in writing by the Local Planning Authority. The approved boundary treatments shall be maintained at all times thereafter.

Reason: To ensure compliance with the General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 3, Class Q, Condition

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

statement

contamination report (C3)

Asbestos Report and Removal Plan (C5)

Drawing showing boundary treatment (C6)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

tony white

Date

22/04/2025