

Date: 15 June 2026
Application: 261393



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Ecology,

Discharge of condition Consultation

Application Number: 261393

Applicant: Mr Jinder Rahi

Site Address: Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ

Parish: Finchampstead

Grid Reference: Easting - 480870, Northing - 164660

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 251912 dated 12/01/2026. Condition 3 CMS & CMP Site plan. Condition 4 Construction Environmental Management Plan. Condition 5 Proposed Ecological Enhancements. Condition 6 DWLC Landscape Plan & Proposed Hard Landscaping. Condition 7 AMS & TPP. Condition 8 SuDS. Condition 9 Proposed Materials. Condition 10 Lighting Report.

Case Officer: Claire Moore

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 261393. 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 requested from the case officer.

Your observations are required in respect of this application by **6 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	261393
Address:	Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 251912 dated 12/01/2026. Condition 3 CMS & CMP Site plan. Condition 4 Construction Environmental Management Plan. Condition 5 Proposed Ecological Enhancements. Condition 6 DWLC Landscape Plan & Proposed Hard Landscaping. Condition 7 AMS & TPP. Condition 8 SuDS. Condition 9 Proposed Materials. Condition 10 Lighting Report.		
Type of Development:			
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

Condition 4 Construction Environmental Management Plan.

A Construction Environmental Management Plan (CEMP) prepared by Dr Jonty Denton (May 2026) has been submitted to discharge this condition. The CEMP sets out precautionary working methods to avoid impacts on priority species, including slow worms and amphibians, and includes a precautionary approach for nesting birds. The document confirms that any vegetation clearance or other works with the potential to affect nesting birds or reptiles will be checked prior to removal or undertaken outside of the bird nesting season.

The CEMP addresses the ecological requirements and recommendations for development required at determination of 251912. As the submitted CEMP satisfactorily sets out appropriate avoidance and mitigation measures, the condition can be discharged.

Condition 5 Proposed Ecological Enhancements.

A Proposed Ecological enhancements plan has been submitted to discharge condition 5. The plan clearly indicates the location of an integrated bat boxes and

swift boxes into the development. The location and instructions for implementation are clear and provide a variety of microclimates for bats and birds. Therefore, this condition can be discharged.

Condition 6 DWLC Landscape Plan & Proposed Hard Landscaping.

No comment

Condition 7 AMS & TPP.

No comment

Condition 8 SuDS.

No comment

Condition 9 Proposed Materials.

No comment

Condition 10 Lighting Report.

All lighting recommended within the lighting report follows European protected species mitigation guidelines (Bat Conservation Trust, Artificial lighting note 08/23). The lighting suggested implements Illuminance of 2700 kelvins, no upward lighting, PIR controls for boundary lighting and all lighting fitted with rear shields to prevent light spill. As such this condition can be discharged.

Conditions & Reasons (if required)			
N/A.			
Date:	08/07/26	Signed:	L.Aparo