

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 February 2025

Application Number: 243134

Location: Land adjacent to Wessex Hall, Whiteknights Road, Earley, Wokingham, RG6 6BQ

Proposal: Full application for the proposed installation of a drainage bypass interceptor/separator.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and documents:

XXXXXX-TVS-XX-GF-DR-B-10-002-XX – Location Plan

XXXXXX-TVS-XX-GF-DR-B-18-003- XX-A – Block Plan

XXXXXX-TVS-XX-GF-DR-B-40-002 XX-XX – Layout Plan

XXXXXX-TVS-XX-GF-DR-B-40-001 XX-A – Detail Drawing

XXXXXX-TVS-XX-GF-DR-B-18-002 XX-XX – Drainage Areas

Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement, Ref. AR5455, dated 04.07.2024, prepared by Challice Consulting Ltd

Wessex Hall Drainage Interceptor Ecological Appraisal, 31/52-1A, prepared by EPR, dated 25 September 2024.

Received 11th and 17th December 2024

The development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Accordance with Ecological Appraisal Recommendations

The development hereby permitted shall be carried out in full accordance with section 4 'Summary and Conclusions' of Wessex Hall Drainage Interceptor Ecological Appraisal, 31/52-1A, prepared by EPR, dated 25 September 2024.

Reason: In the interests of biodiversity in accordance with policy CP7 of the Core Strategy and TB23 of the MDD.

4. Biodiversity Enhancements

Prior to the first use of the drainage interceptor hereby approved, full details and locations of biodiversity enhancements, to include bat boxes, bird boxes and

hedgehog houses, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements hereby approved shall be installed prior to the first use of the drainage interceptor hereby approved and will be maintained (and replaced if required) for the lifetime of the development.

Reason: In the interests of biodiversity in accordance with policy CP7 of the Core Strategy and TB23 of the MDD.

5. Bird Nesting Season

The construction of the development hereby permitted shall take place outside of nesting bird season (March-October inclusive). Should this not be possible, a nesting bird check should be conducted by a suitably experienced ecologist no more than 24 hours prior to the commencement of works. Should nesting birds be found, the ecologist shall set up an appropriate exclusion zone around the nest which must not be entered until chicks have fledged.

Reason: In the interests of biodiversity in accordance with policy CP7 of the Core Strategy and TB23 of the MDD.

6. Location of spoil

Spoil resulting from the development must be stored a minimum of 10m away from the edge of Whiteknights Lake at all times. Refuelling of machinery or plant during the construction phase should not take place within 10m from the edge of Whiteknights Lake and the water edge must be fenced off at all times.

Reason: To protect the Local Wildlife Site during the construction phase of the development, in accordance with policy CP7 of the Core Strategy.

7. Re-filling and re-seeding

Within one month of the successful installation of the bypass interceptor, the ground that has been excavated shall be refilled with removed soil and re-seeded with grass seed.

Reason: To preserve the appearance of the surrounding area and Local Park and Garden in accordance with policy CP3 of the Core Strategy.

8. Tree Protection

No development or other operations shall take place except in complete accordance with the BS:5837 'Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement, Ref. AR5455, dated 04.07.2024, prepared by Challice Consulting Ltd'(hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.
3. This consent contains conditions that require subsequent approval of detailed matters. There is a fee for submission of details to comply with conditions, which is payable for each separate submission rather than for each condition. Decisions may take up to eight weeks, or longer if consultation with third parties is required.
4. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
5. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.
6. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed:



Date: 29/01/25

REMEMBER - The earliest date for a decision on this application is: **28 January 2025**