

Date: 7 August 2025
Application: 250967



WOKINGHAM
BOROUGH COUNCIL

Mr Steve Bowie
pro 1 group
35 Robin Hood Lane
Winnersh
RG41 5ND

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr Steve Bowie,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 250967**

Application Number: 250967

Applicant Name: Mr Steve Bowie, pro 1 group

Site Address: 35 Robin Hood Lane, Winnersh, Wokingham, RG41 5ND

Proposal: Submission of details to comply with the following condition of planning consent 222974 dated 12/12/2022. Condition 5, Ground and Building Levels, 6, Landscape Scheme, 7, Protection of Trees, 8, Biodiversity Statements, 9, CEMP, 10, EV Charging.

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 5, 6, 7, 8, 9 and 10. These conditions are discharged, subject to the development being carried out in accordance with the approved plans and details.

Yours sincerely,
Development Management & Compliance

A handwritten signature in blue ink, consisting of the letters 'BJC' in a stylized, cursive font.

Authorised by:

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 5	Sections Plan - BOWIE-0522-09	21/04/2025	The Case Officer has reviewed the submitted information, which demonstrates that changes to ground levels would be minimal and would not harm the character of the area or neighbouring amenity. As such, the details are considered acceptable. This condition is therefore discharged, subject to the development being carried out in accordance with the approved plan.
Conditions No.6 and 7	- Landscape General Arrangement Plan - 931-La-P-02-B - Arboricultural Method Statement (By SouthOaks Arboricultural Consultancy) - Topographic Survey 1:1250 - BOWIE-0522-06	01/08/2025	The Council's Trees and Landscape Officer has reviewed the updated Landscaping Plan and Arboricultural Method Statement and considers that acceptable details have been provided. These conditions are therefore discharged, subject to the development being carried out in accordance with the approved details.
Conditions No.8 and 9	- Landscape General Arrangement Plan - 931-La-P-02-B - Construction Environmental Management Plan - Biodiversity Enhancement Plan 190425	21/04/2025 and 01/08/2025	The Council's Ecology Officer has reviewed the updated information and considers that acceptable details have been provided. These conditions are therefore discharged, subject to the development being carried out in accordance

Condition	Plan Details	Number/Report	Date Received	Comments
				with the approved details.
Condition No. 10	Electric Charging	Vehicle	21/04/2025	The Council's Highways Officer has reviewed the submitted information and considers that acceptable details have been provided. This condition is therefore discharged, subject to the development being carried out in accordance with the approved details.