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24th June 2025

Dear Sirs,

Garages at Heathlands Road, Heathlands Road, Wokingham RG40 3AY
Application under S.73 to remove conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning
permission ref. 240442
'Full application for the proposed erection of 1no. two bedroom detached dwelling
with associated bicycle store and access following demolition of the existing garage
blocks'

I refer to the above mentioned site.

This application relates to a Section 73 application at Garages at Heathlands Road, Wokingham to remove conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning permission ref.240442.

The application is submitted following the Council's refusal to discharge the drainage condition which was worded such that only infiltration would be acceptable. The new drainage strategy is to connect to the mains.

This application is accompanied by the following documents to enable compliance with the earlier conditions thereby removing the need to impose any pre-commencement conditions:

- Condition 3 - Schedule of materials
- Condition 4 - Drainage calculations Technical Note
- Condition 5 - Detailed Planting Plan



Condition 6 - Set up plan/construction method statement and os plan showing location of yard for material and plant storage

Condition 8 - Proposed site plan Rev.D

Conditions 9 & 10 - Biodiversity Enhancements & Great Crested Newt Precautionary Method Statement

Condition 11 - Asbestos Survey Report & Register

In conclusion, this application is submitted to overcome an earlier wording of the drainage condition which would not allow any method of surface water drainage apart from Infiltration which was not possible due to the impact on the roots of protected trees. No other changes are proposed including to the consented drawings.

I look forward to receiving confirmation of validation at your earliest convenience.

Yours faithfully

Neil Davis