

Date: 7 August 2026
Application: 261317



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Matthew Green,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 261317**

Application Number: 261317

Applicant Name: Joseph Sheridan, c/o Green Planning Services Ltd

Site Address: Donnas Paddock, Wargrave Road, Twyford, Wokingham, RG10 9PN

Proposal: Application for submission of details to comply with the following conditions of planning consent 253078 dated 03.03.2026. Part discharge of condition 4 relates to landscaping, 5 to drainage, 6 to biodiversity enhancements.

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 4, 5 and 6. These conditions are discharged, subject to the works being carried out in accordance with the approved details.

Yours sincerely,
Development Management & Compliance

Authorised by: *MC*
07.08.2026

Condition	Plan Number/Report Details	Date Received	Comments
Condition No.4 (landscaping)	• Conditions - Site Development Scheme • GPS Standard Landscape Maintenance 5 years • GPS Standard Soft Landscaping Specification	2 June 2026	The Council's Trees and Landscape Officer has reviewed this application and considers that acceptable details have been provided. This condition is therefore discharged, subject to the works being carried out in accordance with the approved details.
Condition No.5 (Drainage)	• Drainage Details 1342-CIV01-P1 • Drainage Details 1342-CIV02-P1 • Drainage Longsections 1342-CIV03-P1 • Pavement Details & Soakaway Detail 1342-CIV04 • Thames Water - Asset Location Search-1563075 • Design Report_V2 • Factual Letter Report ICE0647 Donna's Paddock, Wargrave Road, Twyford, RG10 9PN	24 July 2026	The Council's Trees and Drainage Officer has reviewed this application and considers that acceptable details have been provided. This condition is therefore discharged, subject to the works being carried out in accordance with the approved details.
Condition No.6 (Biodiversity enhancements)	• Biodiversity Enhancement Strategy Donnas Paddock Twyford • BNG Assessment Donnas Paddock • Individual Trees Habitat Type • Modified Grassland	2 June 2026	The Council's Ecology Officer has reviewed this application and considers that acceptable details have been provided. This condition is therefore discharged, subject to the works being carried out in

Condition	Plan Details	Number/Report	Date Received	Comments
	- Habitat Type (low distinctiveness) - BNG Metric			accordance with the approved details.