

Date: 20 August 2026
Application: 260739



**WOKINGHAM
BOROUGH COUNCIL**

Mr Michael Phare

15A Crabtree Close
Plymouth
PL36EL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr Michael Phare,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 251223**

Application Number: 260739

Applicant Name: MR LEWIS GALLAGHER

Site Address: 121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG

Proposal: Submission of details to comply with condition numbers 4,5,6,7,8 and 12 of planning consent 251223 dated 26/8/2025. The conditions refer to Self-Build, Biodiversity Enhancements, Future Homes Standard, Water Standards, Landscaping, and Drainage.

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 Self-Build, and 8 Landscaping. These conditions are discharged in accordance with the approved details.
- Whilst conditions in relation to 5 Biodiversity Enhancements and 7 Water Standards do not expressly require the submission of details to the Local Planning Authority, the information provided adequately demonstrates how the conditions will be achieved.
- Additional details are required in relation to condition 6 Future Homes Standard and condition 12 Drainage. These conditions are not discharged.

Yours sincerely,
Development Management & Compliance

Authorised by:

JMM

21 August 2026

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 4 Self-Build	Land Registry Title Register View BK383675	5 June 2026	The condition is discharged in accordance with the approved details.
	OPUS Architecture and Design Planning Condition Letter	17 April 2026	
Condition No. 5 Biodiversity Enhancements	OPUS Architecture and Design Planning Condition Letter	17 April 2026	Whilst Condition 5 is not precisely drafted and does not specify the form or extent of information required to demonstrate compliance, nor does it expressly require the submission of details to the Local Planning Authority, the information provided adequately demonstrates how the dwelling will achieve biodiversity enhancements including nest boxes, bat boxes, insect boxes/ bee bricks, pollinator nest sites and planting of wildflower. In these circumstances, the condition is not capable of being formally discharged through this application. However, the Local Planning Authority is satisfied that the development can comply with the substantive requirements of the condition and does not intend to take formal action in respect of the condition, provided the development is carried out and retained in accordance with the submitted details.
	Landscape and Planting Strategy Ref: 431/MP/21.6.26/v1.1 dated April 2025	21 June 2026	
	Landscape Plan: 431.P.13 Rev C dated April 2025	21 June 2026	

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 6 Future Homes Standard	N/A	N/A	The condition is not discharged. <i>Reason:</i> Accredited inspector certification required on completion.
Condition No. 7 Water Standards	OPUS Architecture and Design Planning Condition Letter	17 April 2026	Whilst Condition 7 is not precisely drafted and does not specify the form or extent of information required to demonstrate compliance, nor does it expressly require the submission of details to the Local Planning Authority, the information provided adequately demonstrates how the dwelling will achieve an internal potable water consumption target of 110 litres or less per person per day. In these circumstances, the condition is not capable of being formally discharged through this application. However, the Local Planning Authority is satisfied that the development can comply with the substantive requirements of the condition and does not intend to take formal action in respect of the condition, provided the development is carried out and retained in accordance with the submitted details.
Condition No. 8 Landscaping	Landscape and Planting Strategy Ref: 431/MP/21.6.26/v1.1 dated April 2025 Landscape Strategy and	21 June 2026 21 June 2026	The condition is discharged in accordance with the approved details.

Condition	Plan Number/Report Details	Date Received	Comments
	Root Protection Plan: 431.P.13 Rev C dated April 2025		
Condition No. 12 Drainage	N/A	N/A	The condition is not discharged. <i>Reason:</i> Groundwater standpipe monitoring across a winter season is required to formally confirm the seasonal high groundwater level.