

MEMORANDUM

From:	Duncan Fisher Ecology Officer		
Service	SDL Ecology	App No:	243181
Address:	Land South Of Cutbush Lane East, Shinfield, RG6 4AH.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 232833 dated 05/09/2024. Condition 8 relates to the haul road; 9 to a signage audit; 11 to details of roads and footways; 25(a) to a programme of archaeological work (part discharge), and 30 to an ecological mitigation strategy.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Condition 8 – Haul Road

From an ecological perspective, I can recommend discharge of this condition.

Condition 9 – Signage Audit

No comment

Condition 11 – Details of Road and Footways

I note that this condition does not require detail of external lighting (that being covered separately in condition 29). The submitted plans RD001-FCB-XX-XX-DR-L-3101 Rev P02 and RD001-FCB-XX-XX-DR-L-3102 Rev P02 are given the title 'Site Wide Public realm Hardworks – Paving, Furniture, and Lighting Plan'. However, the detail of the lighting is not further explained within the submission package.

On the basis that the submitted plans do not represent approved design of external lighting, I can recommend discharge of this condition.

Condition 25 – Archaeology

No comment

Condition 30 – Ecological Mitigation Strategy

I have read the submitted explanation of the fencing design in the Information to Discharge Planning Condition 30 of Planning Consent 232833 (Ecological Planning & Research, unreferenced, 18 December 2025).

I can recommend that the design is satisfactory to be able to discharge condition 30.

Conditions & Reasons (if required)

n/a

Date:	28 April 2025	Signed:	D. Fisher
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