

JOB002001/CB/TC

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Wokingham Borough Council

Development Management

Civic Offices, Shute End

Wokingham

RG40 1BN

16 April 2025

Dear Sir / Madam,

**PARTIAL DISCHARGE OF CONDITION 29 ATTACHED TO PLANNING PERMISSION REFERENCE
212717**

FORMER DOBBIES GARDEN CENTRE, 166 HYDE END ROAD, SHINFIELD, READING

PLANNING PORTAL REFERENCE: PP-13953279

On behalf of our client, LXI Property Holdings 4 Limited (*'the Applicant'*), we submit an application to partially discharge Condition 29 attached to planning permission reference 212717 for the redevelopment of the site to provide a new garden centre retail development incorporating restaurant/café, food hall and veterinary practice with ancillary works at former Dobbies garden centre, 166 Hyde End Road, Shinfield, Reading (*'the Site'*), which was granted on 21 July 2021.

Condition 26 Part B requires the tree protection works required by the approved scheme to be in place prior to the commencement of operations in connection with development on Site.

This application is comprised of the following information:

- Application form and ownership notification;
- Covering Letter (this letter); and
- Stage 1-3 Arboricultural Report Rev D, prepared by RSK Biocensus Ltd

The application has been submitted via the online Planning Portal (reference PP-13953279). In line with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2023, as amended, the statutory planning application fee has been calculated as £383.00 (including a £85.00 service charge), which has been paid via the online payment portal.

BACKGROUND

Planning permission reference 212717 was granted on 21 July 2022, for the redevelopment of the Site to provide a new garden centre retail development at Dobbies Garden Centre, 166 Hyde End Road, Shinfield, Reading. The description of development is as follows:

"Full planning application for redevelopment of the site to provide a new garden centre retail development incorporating restaurant/cafe, food hall and veterinary practice with ancillary works including car parking, access, outdoor display areas and landscaping, following demolition of existing buildings".

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CONDITION 29

Condition 29 pursuant to planning permission reference 212717 states that:

"A) No development or other operations shall take place except in complete accordance with the Arboricultural Impact Assessment Report by RSK Biocensus Ltd and dated 5th August 2021 and Tree Protection Plan (hereinafter referred to as the Approved Scheme).

B) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

C) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

D) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21."

PARTIAL DISCHARGE OF CONDITION 29 PART B

In accordance with the partial discharge of Condition 29 Part B, a Stage 1-3 Arboricultural Report Rev D, prepared by RSK Biocensus Ltd, is submitted. This report details the tree protection works required during the pre-construction phase. This includes the required protection measures for trees that need to be protected throughout the initial phase of demolition.

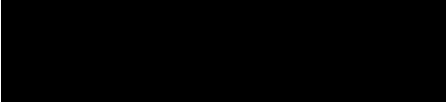
This details the Tree Protection Fencing that will be erected to protect the retaining trees is included within the Report. Found in Appendix 5 of this report is a Tree Protection Plan that identifies the location of trees that will be protected by the Tree Protection Fencing, including those protected during Phase 1 of demolition. We would highlight trees ** shown on the Plan.

CLOSING REMARKS

We trust that the above is satisfactory and that you are in a position to register and progress the application to partially discharge Condition 29 Part B attached to planning permission reference 212717.

We will await formal confirmation in this respect. Should you require any further information at this stage, please do not hesitate to contact Craig Blatchford [REDACTED] or Tommy Cooney [REDACTED] of this office direct.

Yours sincerely,



MONTAGU EVANS LLP
Inc.