



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Imperium Trust Company

Company Name

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

Town/City

County

Country

UK

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Application to vary condition 2,3,4,5,7 and 8 of planning consent 213587 for the Full application for the proposed erection of 1 no. detached dwelling with associated landscaping. Conditions 2, 3, 4,5, 7 and 8 refers to Approved Plans, Archaeology, Construction Method Statement, Electric Vehicle Charging, CEMP Biodiversity and Detailed Landscaping and the variation is to Substitute drawings, Detailed Landscaping Condition proposed to be varied to for approval of details prior to development above slab level, and to ensure compliance with WSI and trench evaluation, CMS, EVC Strategy and CEMP.

Reference number

252489

Date of decision (date must be pre-application submission)

30/06/2026

Please state the condition number(s) to which this application relates

Condition number(s)

06 (Drainage)

Before the development is commenced above slab level, full details of a drainage system for the site shall have been submitted to and approved in writing by the LPA. The details shall include:

A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance.

Details of the package treatment proposed and confirmation from the Environment Agency regarding the environmental permit.

14 (Tunnel Details)

Prior to commencement of the tunnel, full details, including section drawings, shall be submitted to and approved in writing by the local planning authority. The tunnel shall be implemented as approved.

16 (EMMP)

No excavation works associated with the basement hereby permitted shall commence until an Excavated Material Management Plan (EMMP) has been submitted to and approved in writing by the Local Planning Authority. The EMMP shall include:

- a) The estimated volume and type of material to be excavated;
- b) Details of the method of excavation and handling of spoil;
- c) The destination(s) for all excavated material d) Details of any temporary on site storage and duration;
- e) Details of haulage routes, vehicle numbers and timing of movements;
- f) Measures to prevent unauthorised deposition, re profiling or the creation of artificial landforms; and
- g) A timetable for the removal of all excavated material from the site. The development shall thereafter be carried out strictly in accordance with the approved EMMP.

All excavated material shall be removed from the site in accordance with the approved timetable and no alteration of ground levels shall take place other than those expressly shown on the approved plans.

Reason: To ensure that excavated material arising from the basement excavation is managed and removed in a controlled manner and does not result in the deposition of spoil, alteration of ground levels, or creation of artificial landforms which would cause harm to the character, appearance and historic landscape significance of the Grade II Registered Park and Garden, having regard to the sensitivity of the site and the impacts of the development as varied.

17 (Radon)

Prior to the excavations works for the construction of the basement, the developer shall submit a scheme for radon protection measures in accordance with Building Regulations Approved Document C.

The development shall be carried out in accordance with the approved scheme, and post-construction testing shall be undertaken to verify radon levels are below the national action level. Evidence of compliance shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwelling

Reason: To ensure that risks from ground gases and land contamination to the future users of the land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

20/11/2025

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

06 (Drainage Details)

Drainage Drawings, Statement, and Permit details

14 (Tunnel Details)

Tunnel Cross Section

16 (EMMP)

Excavated Materials Management Plan by Size Group

17 (Radon)

BGS Radon Advisory Report
Precautionary Measures Details

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

David Williams

Date

06/07/2026