

P24-2971

1st August 2025

Wokingham Borough Council
Development Management Compliance
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam

Application for submission of details to comply with the following conditions of planning consent (242136). Condition 3 relates to Materials, 4 to Landscaping, 6 to Landscape Management Plan, 14 to Construction of Roads and Footways, and 20 to Carbon Emissions Reduction

Pegasus Group have been instructed to submit the above discharge of condition application on behalf our client, Indurent, to comply with conditions 3, 4, 6, 14 and 20 of the approved planning permission ref 242136.

Planning History

Planning permission for 'Full application for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g)(ii), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscape' was granted conditionally by the local planning authority on 4th March 2024 (LPA ref 240575).

Following this a further 'Application to vary condition 2 of planning consent 240575 for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping. Condition 2 refers to the approved plans, and the variation is to make amendments to the proposed siting of the substation, outdoor seating area, boundary treatments, access door to north elevations, bin storage area, cycle parking area, car park spaces and entrance access gates.' was granted conditionally by the local planning authority on 6th January 2025 (LPA ref 242136).

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The Proposal

This current submission seeks to submit the information required to discharge a number of conditions attached to the planning permission reference 242136.

Condition 3:

Prior to any above ground construction works of the development hereby approved, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Details Submitted:

- Hta Architects Materials Schedule – 3286 Rev D

Note: In the interests of sustainability the submitted schedule provides all technical details for the proposed materials rather than physical sample of all materials. If however the Local Planning Authority requires physical samples of any of the proposed materials this can be arranged upon request.

Condition 4:

Prior to any above ground construction works, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Details Submitted:

- Hta Architects Site Layout GA Plan 3286 – T.400 Rev L
- Blade Detailed Soft Landscape Proposals – 1631-L-D-PL-200 Rev V5



Condition 6:

Prior to any above ground construction works, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Details Submitted:

- Blade- Nigra House Landscape Management Plan V1 July 2025

Condition 14:

Prior to any above ground construction works, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

Details Submitted:

- 63959-110 T3 – External Levels Layout
- 63959-111 T5 – External Finishes Layout
- 63959-115 T3 – External Works Details

Condition 20:

Prior to above ground construction works of the development hereby approved, details of the buildings of setting a minimum 10 percent reduction in carbon emissions through renewable energy or low carbon technology for major developments shall be submitted to and approved in writing by the Local Planning Authority. The details thereby agree shall be implemented and maintained thereafter.

Details Submitted:

- 0677-2025-07-25 (FAB)- Fishponds Wokingham – LZC Report-Rev P4

This application has been submitted via the Planning Portal and the appropriate fee has been paid. I trust that the submitted information is satisfactory to discharge the relevant conditions, however, should you require further information or documentation, please do not hesitate to contact me.

Yours Sincerely,

Louise Winson



Principal Town Planner

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Enc

