

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	260447
Address:	Twyford Orchards, Rolson House, London Road, Twyford, Wokingham, RG10 9HZ.		
Proposal:	Application to vary condition 2 of planning consent 232561 for the "Full application for the proposed erection of two storey side extension to existing warehouse following demolition of the canopy roof structure and removal of storage containers." Condition 2 refers to Approved Details and variation is to allow to change to extension dimensions and amended drainage strategy.		
Type of Development:	Minor All other developments		
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

A revised and updated Arboricultural Report by B J Unwin and dated 31st January 2026 has been provided in relation to the increased size of the proposed warehouse extension. I can see that there will be no additional harm to the existing vegetation on the site boundaries and therefore I have no objection to the application, provided the associated tree protection measures are put in place – see amended condition below.

Conditions & Reasons (if required)

CL7 – Protection of trees (amended)

- a) No development or other operations shall take place except in complete accordance with the Arboricultural Report by B J Unwin and dated 31st January 2026 and associated 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.

Date:	1 st May 2026	Signed:	C. Brimble
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