

Date: 12 August 2026
Application: 261480



WOKINGHAM
BOROUGH COUNCIL

Mr William Hardy
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Development Management &
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Dear Mr William Hardy,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 252177**

Application Number: 261480

Applicant Name: Mr Kevin McManus

Site Address: 7a The Ridgeway, Woodley, Wokingham, RG5 3QD

Proposal: Application for submission of details to comply with the following condition of planning consent 252177 dated 11/05/2026. Condition 3. External Materials. 6. Groundwater. Mandatory Biodiversity Gain Condition.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 3, 6 & Mandatory Biodiversity Gain Condition. These conditions are discharged in accordance with the approved details.

Yours sincerely,
Development Management & Compliance

A handwritten signature in cursive script, appearing to be 'JMM'.

Authorised by:
12 August 2026

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 3	4242 - The Ridgeway 190_External Materials Schedule	23 June 2026 Physical samples received in post: 9 July 2026	The condition is discharged in accordance with the approved details.
Condition No.6	Letter from Thames Water dated 10 April 2026- Notice of consent to connect to a public sewer/ public lateral drain Ground Investigation report April 2026 P25-281gi_v3 Drainage Strategy Plan NO.0001 Revision P04	23 June 2026	The condition is discharged in accordance with the approved details.
Mandatory Biodiversity Gain Condition	Baseline Map BNG Metric Sale and Purchase Agreement. Date: 14/06/2026 Proof of purchase of biodiversity credits Email from agent on 03/08/26	23 June 2026	The condition is discharged in accordance with the approved details.