



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

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

7

Suffix

A

Property Name

Address Line 1

The Ridgeway

Address Line 2

Address Line 3

Wokingham

Town/city

Woodley

Postcode

RG5 3QD

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

Easting (x)

476528

Northing (y)

172046

Description

Applicant Details

Name/Company

Title

Mr

First name

Kevin

Surname

McManus

Company Name

Address

Address line 1

7 A The Ridgeway

Address line 2

Address line 3

Town/City

Woodley

County

Wokingham

Country

Postcode

RG5 3QD

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

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Full application for proposed erection of detached, two-storey, 3- bedroom dwelling and demolition of existing garage.

Reference number

252177

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

11/05/2026

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

Condition number(s)

3
6
Mandatory Biodiversity Gain Condition

Has the development already started?

☐ 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

Condition 3: A schedule of external materials (4242_190_External Materials Schedule) is enclosed including photographs of samples and specification. Physical samples will be sent to the local authority by courier following validation of this application.

Condition 6: A report including results of groundwater monitoring is enclosed as well as an updated drainage strategy and report based on the findings of the groundwater monitoring. Section 106 consent for connection of the on site drainage to the public sewer is also enclosed.

Biodiversity gain condition: The biodiversity gain plan, completed biodiversity metric, and proof of purchase of biodiversity credits are enclosed. The site can be searched on the Natural England Register under reference number [REDACTED]

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

Thomas Gresford

Date

23/06/2026