

Date: 25 November 2025
Application: 252242



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Ecology Newts,

Discharge of condition Consultation

Application Number: 252242

Applicant: Demetra Dunning

Site Address: Squires Garden Centre, Heathlands Road, Wokingham, RG40 3AS

Parish:

Grid Reference: Easting - 482451, Northing - 166384

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 213595 dated 14/03/2022. Condition 3. Landscaping. 4. Construction Environment Management Plan.

Case Officer: Connie Davis

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252242. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **16 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	District Licensing Officer NatureSpace		
Service	WBC Ecology Newts	App No:	252242
Address:	Squires Garden Centre, Heathlands Road, Wokingham, RG40 3AS.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 213595 dated 14/03/2022. Condition 3. Landscaping. 4. Construction Environment Management Plan.		
Type of Development:			
Site Visit Made:	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

The measures detailed in the CEMP (John Wenman Ecological Consultancy, 2025) would be deemed suitable to safeguard GCN during the delivery of the proposed development.

As such I can recommend that condition 4 is discharged pertaining to GCN.

It should be noted that should protected species be encountered during works, works should stop immediately and a suitably qualified ecologist contacted and Natural England consulted.

Date:	16/12/2025	Signed:	NatureSpace
--------------	------------	----------------	-------------