

Date: 12 February 2026
Application: 253007



WOKINGHAM
BOROUGH COUNCIL

Mr Morgan Toney-Green
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Development Management &
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Dear Mr Morgan Toney-Green,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 243229**

Application Number: 253007

Applicant Name: Mr Morgan Toney-Green, Palatine Homes

Site Address: 109 Victoria Road, Wargrave, Wokingham, RG10 8AG

Proposal: Application for submission of details to comply with the following conditions of planning consent 243229 dated 05/12/25. Condition 3 relates to external materials; 4 to ground and building levels; 5 to protection of trees; 6 to landscaping; 7 to decontamination; 8 to a Construction Method Statement; 9 to biodiversity enhancements, and the application is also to discharge the biodiversity gain plan 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 5, 8 & the Biodiversity Gain Plan condition. These conditions are discharged in accordance with the approved details.
- Acceptable details have been submitted in relation to conditions 3, 4, 6 & 9, no further information is required to meet the requirements of these conditions. However, these conditions can only be discharged in full once the development has been carried out in accordance with the approved details.
- Acceptable details have been submitted in relation to part of condition 7. The condition is part discharged in accordance with the approved details. The condition can only be fully discharged once the required Verification Report has been submitted to and approved in writing by the LPA upon completion of the remediation works.

- No further conditions requiring details to be agreed in writing with the Local Planning Authority need to be submitted.

Yours sincerely,
Development Management & Compliance

Authorised by:

A handwritten signature in purple ink, appearing to be 'Aje', is written below the 'Authorised by:' text.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 3	Document titled 'External Materials Schedule' Revision B, 08.10.25, Palatine Homes	10 December 2025	The submitted details meet the requirements of the condition and are acceptable. The condition can only be discharged in full once the development has been carried out in accordance with the approved details.
Condition No. 4	Drawing titled 'External Works Layout', no. 690:002	10 December 2025	The submitted details meet the requirements of the condition and are acceptable. The condition can only be discharged in full once the development has been carried out in accordance with the approved details.
Condition No. 5	Report titled 'Arboricultural Method Statement' ref: GHA/MS/167890:25, 28th November 2025, GHA trees Arboricultural consultancy Drawing titled 'Tree Protection Plan'	10 December 2025	Consultation has been carried out with WBC Landscape and Trees, the submitted details meet the requirements of the condition and are acceptable. The condition is discharged in accordance with the approved details. All building works must be carried out in strict accordance with the approved details.
Condition No. 6	Drawing numbered TTL-SM-VN271124 Revision: F	10 December 2025	Consultation has been carried out with WBC Landscape and Trees, the submitted details meet the requirements of

Condition	Plan Details	Number/Report	Date Received	Comments
				the condition and are acceptable. The condition can only be discharged in full once the development has been carried out in accordance with the approved details.
Condition No. 7	Report titled 'Ground Investigation Report', ref: 24-206.01 Version 2, April 2025, Aviron Associates Limited Report titled 'Discovery Strategy, Remediation Strategy and Verification Plan', ref: 24-206.04 Version 1, November 2025, Aviron Associated Limited		10 December 2025	Consultation has been undertaken with WBC Environmental Health, the submitted details are considered acceptable. The condition is part discharged in accordance with the approved details. This condition can only be fully discharged once the required verification report has been submitted to and approved in writing by the LPA upon completion of the remediation works.
Condition No. 8	Drawing titled 'Tracking Layouts Delivery (Construction)', no. 690:015 Drawing titled 'Site Set-Up Plan', no. VNW-903 Rev B Document titled 'Construction Management Plan', ref: VNW-903 Rev B, 19.01.2026, Palatine Homes		9 January 2026 20 January 2026	Consultation has been carried out with WBC Highways and WBC Environmental Health, the submitted details meet the requirements of the condition and are acceptable. The condition is discharged in accordance with the approved details. All building works must be carried out in strict accordance with the approved details.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 9	Report titled 'Biodiversity Enhancement Plan', December 2025, AA Environmental Limited	10 December 2025	Consultation has been carried out with WBC Ecology, the submitted details meet the requirements of the condition and are acceptable. The condition can only be discharged in full once the development has been carried out in accordance with the approved details.
Biodiversity Gain Plan Condition	Report titled 'Technical Note: Biodiversity Net Gain' Revision B, December 2025, AA Environmental Limited BNG Metric dated 8 December 2025, Rev B Document titled 'Biodiversity gain plan' dated 08/12/2025 Document titled 'Allocation Notice' dated 06/02/2026 (updated 12/02/2026)	10 December 2025 6 February 2026 12 February 2026	Consultation has been carried out with WBC Ecology, the submitted details meet the requirements of the condition and are acceptable. The condition is discharged in accordance with the approved details.