

Our Ref: 20115/S/ta  
Your Ref: PP-14619662  
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13 January 2026

Development Management  
Wokingham Borough Council  
P.O. Box 157  
Shute End  
Wokingham  
RG40 1BN

Dear Sir/Madam,

**DISHCARGE OF CONDITION 5 ATTACHED TO PERMISSION REF: 220312– LAND AT WINNERSH SHOWCASE CINEMA, LODDON BRIDGE, READING ROAD, WINNERSH, RG41 5HG**

Firstplan have been instructed by Five Guys JV Ltd to submit the enclosed discharge of condition application for approval of details required by Condition 5 attached to planning permissions ref: 220312. The application has been submitted online via the Planning Portal (ref: PP-14619662) and the requisite fee of £383 (including the Planning Portal Service Charge) has also been paid online.

Planning permission ref: 220312 granted consent on 09 May 2022 for the *“Full application for the proposed erection of a restaurant building with external seating area, associated hard and soft landscaping and car parking spaces.”*

Condition 5 states:

***“Biodiversity Enhancements - Prior to the occupation of the development, details of biodiversity enhancements on and around the new building including native and wildlife friendly landscaping shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall thereafter be installed as approved.”***

In compliance with this condition the following is confirmed and submitted:

- Under ref: 250294 (approved on 4 April 2024) hard and soft landscaping details were approved which included Drawing Refs: L20407- 401A and L20407- 402A. The landscaping proposed included at least 10 species of 15-16 that are good for wildlife.
- 3 no. bug hotels have been installed in various locations – sketch of positions and data sheet attached below:

**EYE CATCHING** - Nice decorative design, not only does it serve a purpose it looks great as well. This insect & bee house is perfect for those who love nature and wildlife.

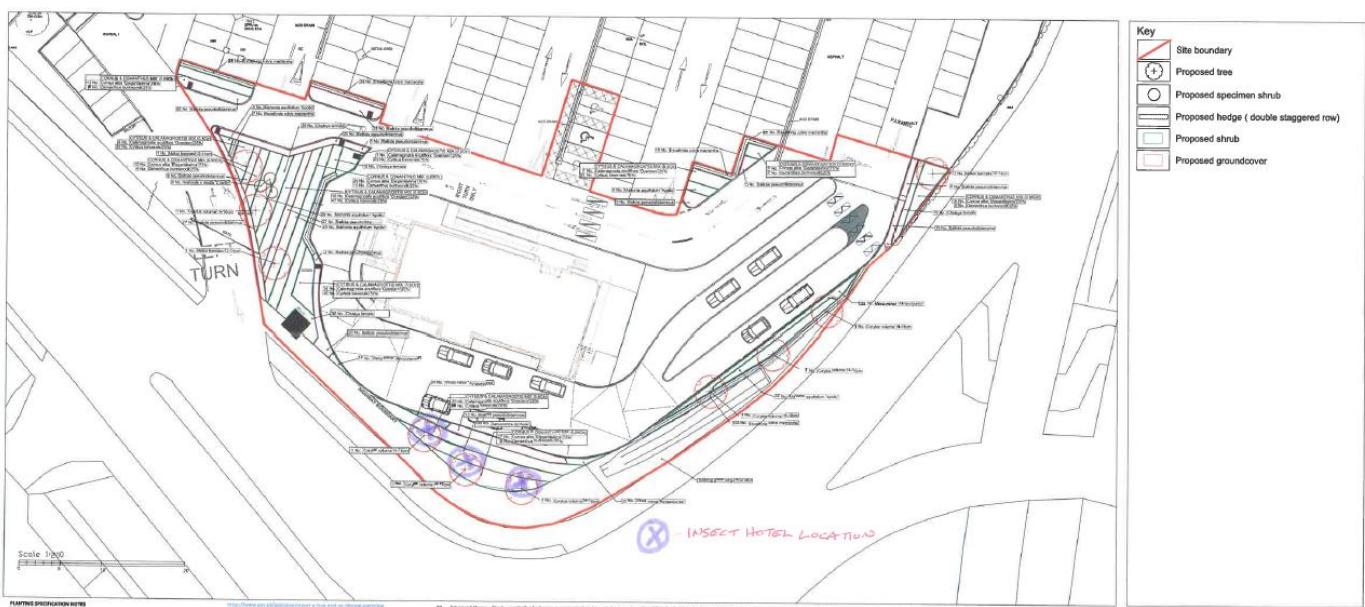
**ATTRACTS** - This will attract bees, butterflies, ladybirds and a host of other insects to your garden and offer them a safe place to stay. The tubular tunnels are perfect for nesting bees. Other insects will also enjoy the vast array of nesting options.

**MATERIAL** - Made from natural materials with no paint or added treatments. Pine wood, bamboo and pine cones are all used to create different style habitats to attract a variety of different insects.

**EAST INSTALLATION** - A hanging metal plate is included to allow the house to be mounted. Alternatively it can free stand.

**DIMENSIONS** - Size: L: 26cm (10") x W: 11cm (4") x H: 37cm (14.5").





We trust that this information is sufficient to allow for the discharge of Condition 5 of planning permission ref: 220312. However, should you require any further clarification or information, please do not hesitate to contact me.

Yours faithfully,



TITO AROWOBUSOYE  
Associate

Enc.