

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242364
Address:	105 Colemans Moor Road, Woodley, Wokingham, RG5 4DA.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 240833 dated 19/08/2024. Condition 4 relates to a Construction Environmental Management Plan (CEMP); 5 to hard and soft landscaping; 6 to drainage details; 7 to biodiversity enhancements and 8 to a lighting scheme.		
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

Construction Environmental Management Plan

I am satisfied that according to the Developer's email of 5 December that "*Figure 3 has been changed to keep the tree warning signs consistent*" and that the line showing Tree Protection Fencing and the specification will be consistent. As the email confirms that this amended version of figure 3 will be attached to the CEMP document and will be given to site staff and contractors, I am very happy to recommend approval of this version and discharge of condition 4.

Landscape Proposals Plan

All my concerns have been address and I am satisfied that the version of the Landscaping Plan submitted on 5 December 2024 can be approved in order to discharge condition 5.

My previous response confirmed that the revised lighting plan and biodiversity enhancements were adequate to discharge conditions 7 and 8.

Conditions & Reasons (if required)

Date:	05/12/24	Signed:	T Cuss
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Codes of Practice:

- BS 3396:1982 Paints: Memory Stock - Specification for tins and service.
- BS 3396:1982 Paints: Memory Stock - Specification for paint over pack.
- BS 4128:1989 - Code of Practice for General Landscapes Operations (including turf supply).
- BS2534:1976 - Trees: Memory to Independence in the landscape - Recommendations and Code of Practice.

- [illegible]

[illegible]

5. All glazing beds (except from recycled plastic) to be matched with suitable combined bark, with an average particle size between 15 - 40mm, to a minimum depth of 25mm over most of the bed other than composition of all glazing and supporting operations. Bark must be to be free from dirt, grit, stones and weeds, and with no fungi or dust. Stone and sample of bark must be approved.

CONCLUDING MANAGEMENT AND MAINTENANCE NOTES:

L. Maintenance operations to be carried out in specified unit during summer maintenance (year 5 after placement).

2. There is a balance and flow and cadence to the writing, to the argument and to the presentation of the evidence. The writer's style is clear, direct and unpretentious. The writer's argument is well organized and the evidence is presented in a logical and coherent way. The writer's argument is well organized and the evidence is presented in a logical and coherent way.
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Scale:
1:100 @ A1 size
1:200 @ A3 size

Scale:

1:100 @ A1 size

1:200 @ A3 size

Hedgehog concrete gravelboards to be installed in the marked positions to allow for the free movement of hedgehogs to find food, mates and nesting sites

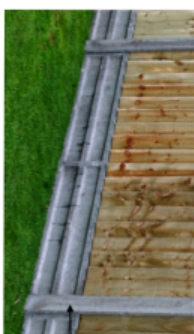


Fence gate for access into plot 1 and plot 2

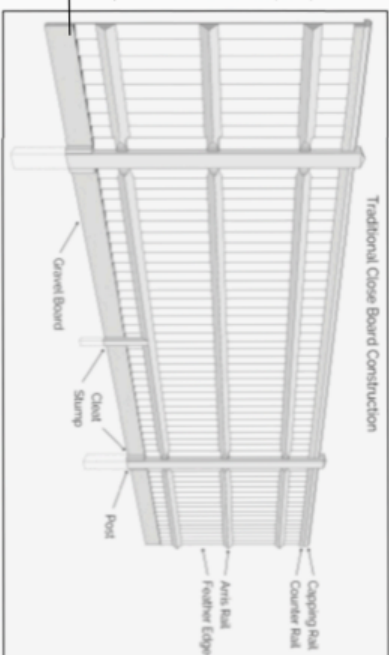


Car Parking Layout:

- Each dwelling has access
- car parking spots
- Car parking numbered to match each plot



Reinforced concrete gravel boards to be used to prevent water ingress resulting in fence panels rotting



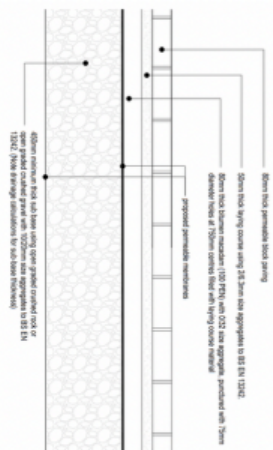
All internal and external boundaries will be treated with a 1.8m high closed board fence with concrete posts and gravel boards. The timber will be of a pressure treated external type and left natural in colour. Where this type of fencing is already in place and in good condition, this will be retained.

 Proposed Tree Planting - *Quercus robur* (English oak). Heavy Standard, 12-14cm tree trunk size and approximately 3cm in height at planting.

Existing Beech Hedging to be retained and protected with sturdy Heras Fencing



Typical Permeable Paving Construction Detail

[illegible]