
MEMORANDUM

From:	Stuart Ryder External Landscape Consultant		
Service	WBC Landscape and Trees	App No:	251105
Address:	The Sapphire Centre, Fishponds Road, Wokingham, Wokingham, RG41 2QL.		
Proposal:	Full application for proposed extension to the rear of the existing APACOR facility by connecting with an existing commercial building to the rear, with associated works.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

The proposals to link two industrial buildings within an existing industrial estate will not alter the landscape character of the area or the visual amenity available from the nearest public location on Fishponds Road.

The link building takes the works in close proximity to a line of semi-mature Norwegian Maples (*Acer platanoides*) and a more recently planted Leyland Cypress hedge. Having consulted the Arboricultural Survey supplied with the application (produced by Ruskins Tree Consultancy – dated March 2025 Ref 0225-1000905) I am content that there should be no adverse impacts on these trees and hedge that are positioned to the south west of the proposals outside of their ownership.

There are no apparent soft landscape proposals to accompany the proposals given its position in an area of hard standing within a wider industrial area. The lack of soft landscape works is considered acceptable on this occasion as it is the retained Norwegian Maples that provide a vegetated foil to the building.

With one eye to future maintenance of the Leyland Cypress hedge and tree line it is recommended that there is a sufficient gap between the building and the vegetation line to allow safe management of the planting in the future.

Conditions & Reasons (if required)

1. Protection of the trees and hedge identified within the Ruskins Tree Consultancy Report dated March 2025 Ref 0225-1000905 during the preparation of and delivery of the construction period working to the principles and recommendations of BS5837 Trees in Relation to Design, Demolition and Construction – *For the reasons of maintaining visual amenity at this industrial location, protection of the habitat value they offer and retaining shade in an area of urban heat gain.*

No other landscape conditions associated with the need for further planting or its upkeep are proposed.

Date:	3/6/25	Signed:	Stuart Ryder External Landscape Consultant
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