



Head of Development Management  
Planning Services  
Wokingham Borough Council  
Civic Offices  
Shute End  
Wokingham  
RG40 1BN

10<sup>th</sup> February 2025  
Subject to Contract

Dear Sir/Madam

**OAK APPLES, OAKLANDS LANE, CROWTHORNE, RG45 6JX (NOW BIGSHOTTE COURT, OAKLANDS LANE, RG45 6WR)**

**Variation of Planning Conditions pursuant to Planning Application No. 230283**

I refer to the above matter, and to the Council's decision on 18<sup>th</sup> August 2023 to approve application 230283 for the proposed erection of 6 No. dwellings with associated landscaping and means of access following the demolition of the existing dwelling.

Please find attached the following plans and documentation as requested by the Council in order to address changes made on site. The plans and documents submitted seek to replace those already approved.

**Condition 2 - (Approved Details)**

Please find attached our Soft Landscaping Plan (Drawing No. PR124098-11C) prepared by ACD Environmental, which details the as built landscaping installed on site including the new bin store area. Please also find attached a technical note in relation the bin store area prepared by ACD Environmental dated 6<sup>th</sup> October 2024 & revised 6<sup>th</sup> January 2025.

**Condition 6 - (Landscaping)**

Please find attached our Soft Landscaping Plan (Drawing No. PR124098-11C) prepared by ACD Environmental, which details the as built landscaping installed on site including the new bin store area. Please also find attached a technical note in relation the bin store area prepared by ACD Environmental dated 6<sup>th</sup> October 2024 & revised 6<sup>th</sup> January 2025.



**Condition 21 - (On Site Biodiversity Enhancement measures)**

Please find attached our revised LEMP Rev A prepared by ACD Environmental dated 5<sup>th</sup> February 2025, which includes a revised Ecological Enhancement Plan (Drawing No. PR124098-66B) and details the proposed measures to be installed on site.

I trust the attached information is satisfactory and provides sufficient detail to enable you to address the variation of each of the planning conditions detailed above. Should you require any further information, please do not hesitate to contact me.

Yours sincerely



**Jon Furneaux BA (Hons)**

Land Director

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