

Our Reference: ETP180182
Date: 3 December 2025

Dear Sir/Madam

Re: Ready Power & Brook House, Molly Millars Lane, Wokingham, RG41 2RZ Discharge of conditions for application reference 241745 relation to condition no.12 & 18

I am pleased to enclose a discharge of conditions submission pertaining to planning permission approved on 21/03/2025 under application reference 241745. This submission seeks to discharge condition no. 12 & 18 of the decision.

The appeal decision has been provided for completeness. Accompanying this submission are the relevant application form, documents, and information to enable the discharge of said conditions.

CONDITION 12:

12. Landscaping Details Public: Information that can be seen and used by everyone inside and outside the Council. No development hereby approved shall proceed beyond slab level until a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement tree planting), and any existing trees or shrubs to be retained has first been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the proposed replacement tree planting may be carried out within the area shown in blue line on drawing Location Plan BA-0270-61 Rev. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation of the buildings hereby approved.

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the first occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: *In the interests of visual amenity.*

Relevant policy: *Core Strategy policy CP3 and Managing Development Delivery.*

To address this requirement, the following report has been submitted:

BLA511-01 Landscape Proposals

Summary: The accompanying *Outline Landscape Specifications* document provides full technical detail regarding:

- Retention and protection of existing trees in accordance with BS 5837:2012.
- Soil preparation and planting depths compliant with BS 8601:2013, BS 3882:2015, and BS 8545:2014.
- Specification of proposed tree species, planting stock sizes, root ball specifications, and staking/tying methods.
- Maintenance, watering regimes, and replacement procedures for the first five years following planting.

The landscaping scheme includes replacement tree planting within the area identified by the Local Planning Authority and details two *Alnus glutinosa* (extra heavy standard) and two *Malus sylvestris* (heavy standard), consistent with the requirements of Condition 12.

Planting will be carried out in the first planting season following first occupation, in accordance with the above documents.

CONDITION 18:

18. Notwithstanding the details shown on the submitted plans, before the development hereby permitted proceeds beyond slab level, samples and details of the materials to be used in the construction of the external surfaces of the buildings shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the so- approved details.

Reason: *To ensure that the external appearance of the building is satisfactory and that the development contributes to sustainable development.*

Relevant policy: *Core Strategy policies CP1 and CP3, Managing Development Delivery Local Plan policy CC05 and the Sustainable Design and Construction Supplementary Planning Document.*

To address this requirement, the following reports have been submitted:

- 251021_External materials
- Coating Selector -- XL Forte

Summary: The Kingspan XL Forté system provides a 200µm thick leathergrain-embossed PVC external coating, designed specifically for

external wall and roof cladding applications. As detailed in the technical datasheet (page 1), the coating ensures:

- High durability with a guaranteed lifespan of up to 40 years.
- Abrasion resistance, scratch resistance, and impact resistance, reducing risk of construction-phase or long-term damage.
- Corrosion resistance (RC5) and UV resistance (RUV4), meeting the requirements for sustained external exposure.
- Low stress-forming and high flexibility, suitable for sharp bends and fabrications required on the approved elevations.

These material specifications provide the Local Planning Authority with full clarity on the external finishes proposed, demonstrating compliance with Condition 18's requirement for submission and approval of external material samples and details. The statement includes details of water-saving devices and BREEAM-relevant sustainability measures. Based on the proposed sanitaryware specification, the scheme accords with the requirements of the condition.

I trust the above is of assistance, please let us know if you have any queries regarding the submitted item.

Yours Sincerely,



Emily Temple BSc (Hons) MSc MRTPI

Executive Director & Founder | ET Planning

200 Dukes Ride Crowthorne RG45 6DS

emily.temple@etplanning.co.uk 01344 508048