

Date: 3 July 2025
Application: 251388



WOKINGHAM
BOROUGH COUNCIL

Mr Eric Bolton
Creative Design and Structure Ltd
Henson House
Newtown Road
Henley-On-Thames
RG9 1HG

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr Eric Bolton,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 232900**

Application Number: 251388

Applicant Name: Mr J Scott

Site Address: 53 Wargrave Road, Twyford, Wokingham, RG10 9PD

Proposal: Application for submission of details to comply with the following condition of planning consent 232900 dated 22.03.2024. Condition 4 relates to bat licence, 5 to landscaping, 6 to protection of trees.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 4 and 6. These conditions are discharged in accordance with the approved details. All building works must be carried out in accordance with the approved details.
- Acceptable details have been submitted in relation to condition 5, no further information is required to meet the requirements of this condition. however this condition can only be discharged in full once the tree planting has been carried out in accordance with the approved details.
- No further conditions requiring details to be agreed in writing with the Local Planning Authority need to be submitted.

Yours sincerely,
Development Management & Compliance

Authorised by:

A handwritten signature in grey ink, appearing to be 'JMM'.

3 July 2025

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 4	Copy of EPS Mitigation Licence issued by Natural England on 17/07/2024, ref: 2024-68668-EPS-MIT	10 June 2025	The submitted information meets the requirements of the condition and is acceptable. The condition is discharged in accordance with the approved details. All building works must be carried out in strict accordance with the licence.
Condition No. 5	Drawing titled 'New tree planting', no. 001	2 July 2025	Consultation has been carried out in accordance with WBC Landscape and Trees, the submitted drawing meets the requirements of the condition and is acceptable. The condition can only be discharged in full once the tree planting has been carried out in accordance with the approved details.
Condition No. 6	Report titled 'BS5387:2012 Arboricultural Method Statement', GHA trees arboricultural consultancy, 13 th May 2024, ref: GHA/MS/122560:24	10 June 2025	Consultation has been carried out in accordance with WBC Landscape and Trees, the submitted report meets the requirements of the condition and is acceptable. The condition is discharged in accordance with the approved details. All building works must

Condition	Plan Details	Number/Report	Date Received	Comments
				be carried out in strict accordance with the statement.