

Date:
Application: 250544



WOKINGHAM
BOROUGH COUNCIL

Mr Nick Towers
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Development Management &
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Dear Mr Nick Towers,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 222150**

Application Number: 250544

Applicant Name: Mr Nick Towers, N Towers

Site Address: 63 High Street, Wargrave, Wokingham, RG10 8BU

Proposal: Application for submission of details to comply with the following conditions of planning consent 222150 dated 25.11.2022 as varied by application 242841. Condition 3 relates to materials, 4 to archaeological works, 5 to excavation works, 6 to construction method statement, 7 to drainage, 8 to landscaping scheme, 9 to protection of trees, 10 to biodiversity enhancements, 11 to lighting scheme.

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 3, 5, 6, 7, 8, 9, 10, and 11. These conditions are discharged in accordance with the approved details.
- Acceptable details have been submitted in relation to the pre commencement conditions of condition 4. This condition is part discharged in accordance with the approved details.

Yours sincerely,
Development Management & Compliance

Authorised by:
15 May 2025

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

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 3	External materials submitted by the applicant	7 March 2025	The condition is discharged in accordance with the approved details.
Condition No. 4	Archaeological watching brief dated 24 th January 2024. Author – Thames Valley Archaeological Services	7 March 2025	The condition is part discharged in accordance with the approved details.
Condition No. 5	Excavation works submitted by the applicant	7 March 2025	The condition is discharged in accordance with the approved details.
Condition No.6	Construction method statement submitted by the applicant dated 2/5/25	5 May 2025	The condition is discharged in accordance with the approved details.
Condition No.7	- Proposed drainage layout, Feb 2025, Civil Engineering Services - Proposed drainage layout showing basement, Feb 2025, Civil Engineering Services - Standard drainage construction details, Feb 2025, Civil Engineering Services - Typical Crate Soakaway System, Feb 2024, Paul Southcott Civil Engineering Services - Rainwater harvesting systems, Kingspan Environmental - AquaCell Eco, June 2021, waving - EF100N - 110mm ECOFLAP N Flap	7 March 2025	The condition is discharged in accordance with the approved details.

Condition	Plan Details	Number/Report	Date Received	Comments
	- Valve, 03/03/2025, Drainage Shop - EVAK HIPPO 50, Sumps and pumps direct ltd - Infilt. coeff. calcs for WARGRAVE BERKS TEST 1, 11/02/25, Civil Engineering Services - Infilt. coeff. calcs for WARGRAVE BERKS TEST 2, 11/02/25, Civil Engineering Services - Infilt. coeff. calcs for WARGRAVE BERKS TEST 3, 11/02/25, Civil Engineering Services - Trench soakaway calculations for WARGRAVE, 26/02/25, Civil engineering services - Technical Specification evachHminidims			
Condition No.8	- ARBORICULTURAL IMPACT ASSESSMENT FOR 63 HIGH STREET WARGRAVE, 14/11/22, Paul Billin - Hard and Soft Landscaping - Planting areas plan		7 March 2025 and 28 April 2025	The condition is discharged in accordance with the approved details.
Condition No.9	- ARBORICULTURAL IMPACT ASSESSMENT FOR 63 HIGH STREET WARGRAVE, 14/11/22, Paul Billin - Hard and Soft Landscaping Planting areas plan		7 March 2025 and 28 April 2025	The condition is discharged in accordance with the approved details.

Condition	Plan Details	Number/Report	Date Received	Comments
Condition No. 10	- Biodiversity Enhancements		10/3/25	The condition is discharged in accordance with the approved details.
Condition No.11	- Revised lighting scheme plans		9/5/25	The condition is discharged in accordance with the approved details.