

Date: 26 February 2026
Application: 260473



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Ecology,

Discharge of condition Consultation

Application Number: 260473

Applicant: Mr H Schneck

Site Address: Mulberry Business Park, Rosa, Fishponds Road, Wokingham, Wokingham, RG41 2GY

Parish: Wokingham

Grid Reference: Easting - 480084, Northing - 167697

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 211508 dated 30.01.2023. Condition 10 relates to biodiversity enhancements measures.

Case Officer: Mark Croucher

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260473. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **21 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	260473
Address:	Mulberry Business Park, Rosa, Fishponds Road, Wokingham, Wokingham, RG41 2GY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 211508 dated 30.01.2023. Condition 10 relates to biodiversity enhancements measures.		
Type of Development:			
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

The applicant has submitted a Cover Letter prepared by JDW Architects indicating that new bat boxes have been installed. However, this information provided is insufficient to discharge Condition 10.

Condition 10 states:

"Prior to occupation of the development hereby approved, details for the biodiversity enhancement measures outlined in the Preliminary Roost Assessment Report by Mountley Group dated May 2021 shall be provided to the local authority for its approval. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing."

The Preliminary Roost Assessment Report (Mountley Group, May 2021) recommends and outlines the following biodiversity enhancement measures:

- Two raised ridge tiles on a "wet" ridge
- One Vivara Pro Build-in bat box
- Three Swift bricks
- One bee brick

The remaining enhancement measures must also be incorporated to comply with the approved strategy. While it is understood that installing the bee brick may no longer be feasible at this stage, the swift bricks can still be added and should be included to meet the requirements of Condition 10.

To assist with the discharge of this condition, the covering letter should clearly specify:

- The name/type of each biodiversity enhancement measure being installed
- The location(s) of each measure on the building

Once full details of all required enhancements are provided, the condition can be reconsidered for discharge.

Conditions & Reasons (if required)			
Date:	30/03/26	Signed:	L.Aparo