

Covering Letter

Prepared in Combination with the Discharge of condition application

For: 178 Bearwood Road,
Wokingham
RG41 4SH

Outline

This application is in relation to approved appeal decision APP/X0360/W/25/3363174. The appeal was won following the original refused application 242719 seeking to vary conditions no.2 and 8 of 240665 to amend siting of approved dwelling and landscape enhancement. This application seeks to discharge conditions 6,10,11, 13 as outlined below.

Condition 6:

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- 1. Calculations indicating the existing runoff rate from the site.
 - 2. BRE 365 test results demonstrating whether infiltration is achievable or not.
 - 3. Use of SuDS following the SuDS hierarchy, preferably infiltration.
 - 4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better.
 - 5. If connection to an existing surface water sewer is proposed, details of why other methods of the SuDS hierarchy cannot be implemented and confirmation from the utilities supplier that their system has got capacity, and the connection is acceptable.
 - 6. Groundwater monitoring for a 12month period using a monthly dip test confirming seasonal high groundwater levels in the area. If BRE 365 testing confirms poor infiltration rates, pursuance of the groundwater testing is not required.
 - 7. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any infiltrating SuDS features located at least 1m above the seasonal high water table level.
 - 8. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.
- The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.*

Condition 10:

No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme). No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the Local Planning Authority has first been sought and obtained.

Condition 11:

Prior to the commencement of any development a precautionary working method statement shall have been submitted to and approved in writing by the Local Planning Authority. This is to include details of reasonable avoidance measures for great crested newts. The development shall proceed in accordance with the approved measures, unless otherwise agreed in writing by the Local Planning Authority.

Condition 13:

The dwelling hereby permitted shall not be occupied until full details of the treatment of the northern boundary of the site, to include measures for the physical separation of garden land with surrounding woodland, are submitted to and approved in writing by the Local planning Authority. The approved boundary treatment shall be implemented prior to the occupation of the dwelling and be maintained at all times thereafter.