

20 December 2024

Head of Planning  
Wokingham Borough Council  
Shute End  
Wokingham  
Berkshire  
RG40 1BN

Dear Sir/Madam,

**Re: Glasspool Farm, Part Lane, Riseley, Reading, RG7 1RU**

I am pleased to enclose a Section 73 variation of conditions application pertaining to application **232273**, which approved the *"Change of use of land to residential for the proposed erection of 1 no. detached dwelling and garage following demolition of the existing garage and agricultural outbuilding (part retrospective)"*.

The conditions relevant to this variation of conditions application are **4, 5, and 6** which concern the landscaping, bat mitigation, and ecological mitigation measures respectfully.

Accompanying this submission are the relevant application form, documents, and information.

**Condition 4: Landscaping**

Condition 4 is listed in application **232273** as follows:

*"Within 8 weeks of the date of this permission, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged*

*or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.*

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21."*

In summary, condition 4 requires details of all types of soft and hard landscaping to be submitted within 8 weeks of planning permission being granted for approval by the local planning authority. Hard and soft landscaping work should be then carried out in accordance with the approved details and timeline. Any trees or planting which are removed, damaged or die within five years of planting will be expected to be replaced in accordance with the approved landscaping details.

It is requested for the wording of condition 4 to be amended. It has been over 8 weeks since planning permission was granted for the development. Due to the passage of time, it is beyond the point at which condition 4 could be complied with as written. As such the details requested by Condition 4 are submitted within this application for approval and implementation. The submitted details are illustrated in the following plan, dated July 2024 which visualises the proposed soft and hard landscaping for the site:

- Soft and Hard Landscaping Proposals, prepared by ACD Environmental, drawing number *TWWL24596 11*

Therefore, it is requested to vary the wording of condition 4 to read along the following lines:

*"The development shall be implemented in accordance with the Soft and Hard landscaping Proposed found in plan TWWL24596 11, dated July 2024. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.*

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21."*

### **Condition 5: Bat Mitigation**

Condition 5, listed in the decision notice of application **232273** reads as follows:

*"Within 8 weeks of the date of this decision a detailed biodiversity scheme shall be submitted to the Local Planning Authority. The scheme shall include a minimum of 2 Schwegler F1 boxes to be erected above 3m in mature trees, a minimum 2 integral Habitat boxes /tubes, access tiles and either a bat loft designed in accordance with UK Bat Mitigation Guidelines 2023 with a clear height between ceiling joists and a Public: Information that can be seen and used by everyone inside and outside the Council. timber ridge beam of at least 2m, and internal dimensions of at least 4m by 4m within the approved garage roof void or a bespoke bat house within the grounds of the house. Timbers must have a sawn finish (not planed). The rafters should be cut onto the ridge beam to leave a to allow access above the ridge beam. The scheme shall also include 1 Barn owl box, and at least 2 bird boxes and wildlife friendly native species planting.*

*A report by the bat licensed ecologist confirming that the integral Habitat boxes and the bat loft have been installed as approved and include a plan showing their location and photographs of the compensation roost features in situ, is to be submitted to and approved in writing by the Council prior to occupation of the dwelling. The scheme as approved shall be implemented in full and thereafter maintained in accordance with the approved details unless otherwise agreed in writing.*

*Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23."*

In summary, condition 5 requires a detailed biodiversity scheme to be submitted within 8 weeks of the granting of planning permission for approval by the local planning authority. A minimum of 2 Schwegler F1 boxes are required, and a minimum of 2 integral habitat boxes/ tubes, access tiles, and a bat loft to be designed in accordance with the UK Bat Mitigation Guidelines 2023. One barn owl box, and at least 2 bird boxes are also required. These details need to be confirmed in a report by a bat licensed ecologist to ensure they have been installed as approved. Maintenance of the scheme should then continue as needed.

Once again, it is requested for the wording of condition 5 to be amended. It has been over 8 weeks since planning permission was granted for the development. Due to the passage of time, it is beyond the point at which condition 5 could be complied with as written. As such the details requested by Condition 5 are submitted within this application for approval and implementation. The details requested by Condition 5 are submitted within

this application for approval and implementation. The submitted details, dated December 2024 are:

- Bat and Bird Safeguarding, Mitigation and Enhancement Scheme, prepared by Allied Ecology.

As a result, it is requested for the wording of condition 5 to be varied to read as follows:

*"The development shall be implemented in accordance with the Bat and Bird Safeguarding, Mitigation and Enhancement Scheme, prepared by Allied Ecology, dated December 2024.*

*A report by the bat licensed ecologist confirming that the integral Habitat boxes and the bat loft have been installed as approved and include a plan showing their location and photographs of the compensation roost features in situ, is to be submitted to and approved in writing by the Council prior to occupation of the dwelling. The scheme as approved shall be implemented in full and thereafter maintained in accordance with the approved details unless otherwise agreed in writing.*

*Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23."*

### **Condition 6: Mitigation Measures**

Condition 6 of application **232273**, reads as:

*"Within 8 weeks of the date of this permission, full details of a mitigation strategy including details of timing, capture and exclusion, new roost inclusion and new roost creation is to be submitted and approved in writing by the local planning authority. Within one month of the Building control completion certificate being issued a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the Council.*

*Reason: To incorporate biodiversity in and around developments in accordance with Paragraph 180 of the NPPF and ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23."*

To summarise, condition 6 requires for a mitigation strategy to be submitted and approved by the local planning authority within 8 weeks of the granting of permission. One month following from the Building Control

completion certificate being issued, a report by an Ecologist would be required to ensure measures have been implemented and are of a satisfactory quality.

Once again, it is requested for the wording of condition 6 to be amended. It has been over 8 weeks since planning permission was granted for the development. Due to the passage of time, it is beyond the point at which condition 6 could be complied with as written. As such the details requested by Condition 6 are submitted within this application for approval and implementation. The details requested by Condition 6 are submitted within this application for approval and implementation. The submitted details, dated December 2024 are:

- Bat and Bird Safeguarding, Mitigation and Enhancement Scheme, prepared by Allied Ecology

As a result, it is requested for condition 6 to be varied to the following:

*"The development shall be implemented in accordance with the Bat and Bird Safeguarding, Mitigation and Enhancement Scheme, prepared by Allied Ecology, dated December 2024. Within one month of the Building control completion certificate being issued a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the Council."*

*Reason: To incorporate biodiversity in and around developments in accordance with Paragraph 180 of the NPPF and ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23."*

All the other conditions are to remain as issued. I trust this information is sufficient to vary the relevant conditions. If you have any queries, please do let me know.

Yours faithfully,



**Emily Temple BSc (Hons) MSc MRTPI**  
Executive Director & Founder | ET Planning  
200 Dukes Ride Crowthorne RG45 6DS  
[emily.temple@etplanning.co.uk](mailto:emily.temple@etplanning.co.uk) 01344 508048