

Our Reference: ETP180182
Date: 30 April 2025

Dear Sir/Madam

Re: Ready Power & Brook House, Molly Millars Lane, Wokingham, RG41 2RZ Discharge of conditions for application reference 241745 relation to condition no.5 & 15

I am pleased to enclose a discharge of conditions submission pertaining to planning permission approved on 21/03/2025 under application reference 241745. This submission seeks to discharge condition no. 5 & 15 of the decision.

The appeal decision has been provided for completeness. Accompanying this submission are the relevant application form, documents, and information to enable the discharge of said conditions.

CONDITION 5:

5. Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement/plan shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;*
- ii) loading and unloading of plant and materials (including times, these should be in line with permitted hours of work);*
- iii) storage of plant and materials used in constructing of the development;*
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate);*
- v) wheel washing facilities and an area cleaning regime;*
- vi) measures to control the emission of noise, dust, and dirt during construction;*
- vii) method of recycling/disposing of waste resulting from demolition and construction works;*
- viii) Details of pest control measures if required; and*
- ix) asbestos survey results and if present a safe removal and disposal plan to be submitted.*

Reason: In the interests of highway safety and convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 and CP6.

A construction management plan has been prepared by Stuart Michael Associates Limited for Intersurgical Ltd under plan reference 7351/CMP.

This plan includes details all relevant information needed to discharge condition 5.

CONDITION 15:

15. Prior to the commencement of development, a specification achieving BREEAM WAT-01 Level 3 for water efficiency shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first brought into use and shall remain operational for the lifetime of the development.

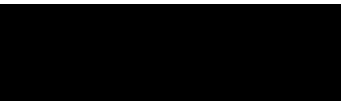
Reason: To ensure developments contribute to sustainable development. Relevant

policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC04 & the Sustainable Design and Construction Supplementary Planning Document

A water efficiency statement has been prepared by NRG Consulting for Intersurgical Ltd under report reference PP2554/BH/ES/202410-RT. This report includes details of water saving devices to be used in the development with details of BREEAM levels. Based on the proposed specification of installed sanitaryware in the report, the scheme will comply with the requirements of the Planning Condition.

I trust the above is of assistance, please let us know if you have any queries regarding the submitted item.

Yours Sincerely,



Emily Temple BSc (Hons) MSc MRTPI

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