

Date: 26 February 2025
Application: 242398



WOKINGHAM
BOROUGH COUNCIL

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Dear Mr Tom Beardsmore,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 240575**

Application Number: 242398

Applicant Name: C/O Agent

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

Proposal: Application for submission of details to comply with the following conditions of planning consent 240575 dated 25/06/2024. Condition 5 relates to an Arboricultural Method Statement; 8 to a Construction Method Statement; 12 to an exceedance flow routing plan, and 24 to an Employment Skills Plan.

Acceptable details have been submitted in relation to conditions 5 and 12. These conditions are discharged in accordance with the approved details.

Further information is required to discharge conditions 8 and 24.

This condition application is therefore part discharged.

Yours sincerely,
Development Management & Compliance

Authorised by:

BJC

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 5 Arboricultural Method Statement	The Arboricultural Method Statement – Ref. V2	19 September 2024	The condition is discharged in accordance with the approved details.
Condition No. 8 a Construction Method Statement	Construction Method Statement by Magrock dated August 2024	19 September 2024	A segregated pedestrian access into the site must be shown. All construction vehicles entering and exiting the site would need to be controlled by banksmen. There is no mention of gates. These would need to be set back from the highway the length of the largest vehicle. Prior to commencement on site, the contractor will need to further develop and issue a construction phase plan containing detailed traffic management, fire evacuation and logistic plans together with the detailed management systems governing the approach to the day-to-day running of the project, welfare provision, consultation with the workforce etc.
Condition No. 12 Drainage	Drawing 103 Rev P1	19 September 2024	The condition is discharged in accordance with the approved details.
Condition No. 24 Employment Skills Plan	Employment Skills Plan ref: N001 EC v5	19 September 2024	Under key contacts please use Nicky.Phillips@Wokingham.gov.uk. Employment and Skills Service Manager. Under community skills support activities and Funding CSCS card

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				training, where it lists funding CSCS card training – it should be clear that this is funding a new entrant who otherwise would not be able to work on site, it cannot be used to fund CSCS card for people for who work on site and require a renewal. Where it states every effort should be made to ensure the apprenticeships are created for local people, it should be clear that only those from Wokingham will count towards the target. The ESP on the last page indicates there is an attached schedule for review and monitoring, but this has not been included.