

Date: 15 June 2026
Application: 261393



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 261393

Applicant: Mr Jinder Rahi

Site Address: Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ

Parish: Finchampstead

Grid Reference: Easting - 480870, Northing - 164660

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 251912 dated 12/01/2026. Condition 3 CMS & CMP Site plan. Condition 4 Construction Environmental Management Plan. Condition 5 Proposed Ecological Enhancements. Condition 6 DWLC Landscape Plan & Proposed Hard Landscaping. Condition 7 AMS & TPP. Condition 8 SuDS. Condition 9 Proposed Materials. Condition 10 Lighting Report.

Case Officer: Claire Moore

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 261393. 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 **6 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261393
Address:	Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 251912 dated 12/01/2026. Condition 3 CMS & CMP Site plan. Condition 4 Construction Environmental Management Plan. Condition 5 Proposed Ecological Enhancements. Condition 6 DWLC Landscape Plan & Proposed Hard Landscaping. Condition 7 AMS & TPP. Condition 8 SuDS. Condition 9 Proposed Materials. Condition 10 Lighting Report.		
Type of Development:			
Site Visit Made:	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

Condition 3 – Construction Method Statement

Environmental Health has reviewed the submitted Construction Method Statement. The document sets out the proposed management of demolition and construction activities associated with the replacement dwelling, including basement excavation and piling works. The CMS includes details of site management arrangements, construction working hours, wheel washing facilities, dust suppression measures, waste management procedures and controls relating to noise and vibration. The document confirms that measures such as damping down during demolition and excavation, water suppression during dry weather, covered skips, dust suppression equipment and regular site inspections will be employed to minimise dust emissions. It also confirms that wheel washing facilities will be provided and maintained throughout the demolition, excavation, piling and construction phases, with the public highway being kept free from mud and debris.

The CMS further includes measures to minimise disturbance to neighbouring occupiers through the maintenance of plant and equipment, avoidance of unnecessary engine idling and management of noise and vibration arising from the construction process. The applicant has confirmed that particular care will be taken during the basement excavation and contiguous piling phases, with vibration and noise managed in accordance with BS5228. Construction working hours are also specified.

On the basis of the information submitted, Environmental Health is satisfied that appropriate measures have been identified to manage the potential impacts of the construction works and therefore has no objection to the discharge of Condition 3.

Condition 4 – Construction Environmental Management Plan

Environmental Health has also reviewed the submitted Construction Environmental Management Plan (CEMP). The document provides an environmental management framework for the construction phase and identifies responsibilities for environmental compliance, including oversight by an Ecological Clerk of Works and site inductions/toolbox talks for all contractors and visitors. The plan includes measures to prevent unnecessary impacts on the surrounding environment and confirms that the construction area will be appropriately secured and managed throughout the works.

Whilst the principal focus of the CEMP is ecological protection, the document demonstrates that environmental management procedures will be in place during construction and that site personnel will be made aware of environmental responsibilities and mitigation measures. Appropriate procedures are also identified should protected species be encountered during the course of the works.

Having reviewed the submitted information, Environmental Health has no objection to the discharge of Condition 4.

Conclusion

Environmental Health has reviewed the submitted Construction Method Statement and Construction Environmental Management Plan and raises no objection to the discharge of Conditions 3 and 4. The documents contain suitable measures relating to dust suppression, noise and vibration management, wheel washing, waste management and general environmental controls during the construction phase.

Conditions & Reasons (if required)			
n/a			
Date:	30.06.2026	Signed:	<i>K.Pates</i>