

Date: 23 January 2025
Application: 243248



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 243248

Applicant: Mr L Massarella

Site Address: Alma Cottage, Lodge Road, Hurst, Wokingham, RG10 0EH

Parish: St. Nicholas Hurst

Grid Reference: Easting - 479246, Northing - 174316

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 231168 dated 26/07/2023. Condition 3 relates to external materials; 4 to ground and building levels; 5 to a construction method statement; 6 to electric vehicle charging; 7 to drainage details; 8 to protection of trees; 9 to landscaping; 10 to excavation works; 11 to archaeological works; 12 to a ground gas risk assessment, and 18 to boundary walls and fences.

Case Officer: Kieran Neumann

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 243248. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	243248
Address:	Alma Cottage, Lodge Road, Hurst, Wokingham, RG10 0EH.		
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Type of Development:			
Site Visit Made:	Yes/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

The proposal seeks consents for discharging conditions 3-12 and 18 for Planning Application Reference 243248. This memo responds on the submissions related to highway grounds.

Condition 5 – Construction Method Statement

The CMS outlines working hours to be from 08:00-17:00 on Mondays to Fridays, and from 09:00-16:00 on Saturdays. Deliveries will avoid AM peak hours, which is welcomed. It shall be noted that the permitted hours of work of the site are stated in Condition 22. If the applicant may intend to extend the working hours to 16:00 on Saturdays, application of varying condition will be required.

The applicant is required to specify the proposed construction vehicle route to ensure that construction traffic and its potential impacts to the surrounding area are carefully managed and to minimise disturbance to residents in the adjacent residential areas.

While the applicant states that the site will have sufficient area for loading/unloading, material storage and parking, insufficient details have been provided as stated in Condition 5.

The applicant is expected to indicate (preferably on a site layout plan) the site access gates parking area, loading and unloading area, storage area, hoarding details, wheel washing facilities and disposing and recycling arrangements.

Condition 6 – Electric Vehicle Charging

The Highways have no objection to the proposed positions and specifications of EVCP. This may be subject to further authorisation via Building Control.

Condition 18 - Boundary Walls and Fences

The Highways have no objection to the retainment of existing boundary walls and the proposed 6ft timber fence at the rear of the dwelling.

Conditions & Reasons (if required)

Date:	24/1/2025	Signed:	JP
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