



Wokingham Borough Council
Development Management & Compliance
Shute End,
Wokingham
RG40 1BN

Our ref: AP/31220
24 July 2024

Dear Sir/Madam,

APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITION 3, 4, 6, 7 AND 12 PURSUANT TO PHASE 2 OF PLANNING PERMISSION 223613 – THE PIGGOTT CofE SCHOOL, TWYFORD ROAD, WARGRAVE

I am writing to confirm we are seeking to discharge a number of conditions pursuant to Phase 1 of planning permission 223613 for the proposed new multi-use hall, erection of an extension to the existing science block and the retrofit/repurposing of existing dining hall into a new admin block, school entrance and drama hall. Landscaping and erection of 4no. netballs court to rear/side.

The proposed development comprises four phases as set out below:

- Phase 1 – New dining hall including, dining hall, kitchen, WCs and 6th form provision and staff offices;
- Phase 2 – extension to science block;
- *Phase 3 – removed from scope*
- Phase 4 – refurbishment of dining and catering facilities for drama, and entrance/staff area
- Phase 5 – Netball courts and cricket wicket

This application is seeking to discharge conditions relating to Phase 2 only.

The list of documents submitted included:

- GGS3457RP01 – GGS RadonPack;
- P23-020 – Construction Site Plan;
- 1854-01-0 – Hoarding Details Plan;
- Construction Phase Health & Safety Plan (CMS);
- Arbtech AIA 01 – Arboricultural Impact Assessment;
- Arbtech AMS 01 – Arboricultural Method Statement;
- Arbtech TPP 01 – Tree Protection Plan;
- PGT-HLM-ZZ-00-DR-L-15001-PO4 – Landscape Plan and Specification

Condition 3 – Radon

At the time of preparing the application and submission, the available UK Radon data indicated that the school was within an intermediate probability radon area with a radon

potential of 1-3% as demonstrated in the Desk Study and Ground Investigation Report – J22142. This was subsequently updated on 1st December 2022 in which the square kilometre where the school is located was upgraded to a potential radon risk of 5-10%.

Condition 3 requires the provision of additional assessment to identify the risk from radon. This has now been completed by GGS and has been submitted with this application. The Assessment confirms that the site specific BGS Radon Geo Report confirms that at a site level the Radon Levels are estimated at 1-3%, meaning no protective measures are required.

Notwithstanding this, radon monitoring was undertaken which confirmed that the risk of radon on the site is low and no protective measures or remedial action is required. Therefore condition 3 can be discharged.

Condition 4 – Construction Management Statement (CMS)

The Construction Phase Health and Safety Plan (CPHSP) includes details relating to the requirements of the CMS along with the site construction plan and hoarding details. The construction compound for Phase 2 (science block) is intended to be re-used for Phase 1. For ease the relevant parts of the CPHSP that address the requirements of condition 4 and the CMS have been summarised below:

- i) Parking is provided in Contractor's parking area as indicated on the Construction Site Plan.
- ii) Deliveries will be pre-arranged with the site manager to avoid key school times. Items will be delivered via Twyford Road, along the driveway to the site compound. They will be unloaded or loaded in the case of waste either at the site compound or workforce.

All deliveries will be monitored by a logistics manager/banksman. The shared delivery route with staff and visitor's car parking has been agreed with the school.

All deliveries are to be arranged in advance with the Site Manager. Delivery times:

Term Time – Monday to Friday: 9.30am – 14.30pm

Non-Term Time – Monday to Friday: 8am – 16.00pm

- iii) Storage of materials and plant will be within the site compound and storage containers as shown on the Construction Site Plan.
- iv) The location of the security hoarding is shown on the Construction Site Plan and details are provided in the Hoarding Details Plan. The hoarding will be inspected on a regular basis and any defects remedied as necessary.

- v) Wheel washing facilities are provided close to the construction compound exit as shown on the Construction Site Plan.
- vi) All dusty works are to be kept to a minimum with the relevant procedures/tools in place to help reduce and control dust. Measures included:
 - Doors and windows will be temporarily sealed as a precaution to minimise the risk of dust.
 - All debris are to be bagged and removed to allocated skips on a daily basis.
 - All operatives carrying out dusty operations works must wear appropriate protection masks / safety glasses and any necessary PPE.
 - All operatives undertaking works near dusty operations must appropriate protection masks / safety glasses and any necessary PPE.
 - Scaffolds will have netting or Monoflex installed.
 - A comprehensive Demolition RAMS will be produced to indicate any exclusion zones that are required to undertake the works. Dust suppression systems and safe system of works is to be implemented to mitigate risk to the public and dust travel.
- vii) There will be no burning of waste on site. Waste is to be removed by registered contractors only. All waste is to be sorted for recycling purposes and disposed of in the relevant waste receptacles provided. Hazardous waste will not be mixed with non-hazardous waste and must be referred to Site Manager for disposal procedure.

Therefore, the submitted information considered sufficient to discharge condition 4.

Condition 6 – Protection of Trees

The Arboricultural Method Statement demonstrates how any tree which has the potential for loss or damage has an adequate level of protection as well as the trees that are to be retained during the proposed works. No trees are to be removed to enable Phase 2 to be constructed and delivered.

The Tree Protection Plan outlines the areas where protective fencing is to be installed, which will remain unaltered and in situ, unless otherwise specified, for the entire duration of the construction. No tree protection is required for the existing trees to the west of the existing netball/tennis courts as works in this area are only to remediate the existing surface for parking and therefore there are no intrusive works in this area or new hard standing areas created.

Condition 7 – Landscaping

Condition 7 requires details of hard and soft landscaping. These details are shown on plan PGT-HLM-ZZ-00-DR-L-15001-P04 along with a key which provides a planting plan, schedules of planting including species, sizing and densities for the soft landscaping. For the hard landscaping, details are provided for the surfacing materials, fencing and finished floor levels and contours.

Therefore, the submitted information considered sufficient to discharge condition 7.

Condition 12 – Biodiversity

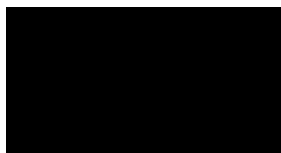
Condition 12 requires details of the biodiversity enhancements set out in the Ecology Report and indicatively shown on the Landscape Plans to be provided in detail. The Landscape Plan (PGT-HLM-ZZ-00-DR-L-15001-P04) provides the detailed enhancements in accordance with the Ecology Reports. In summary, this comprises:

- Native tree, hedgerow and shrub planting;
- Creation of wildflower grassland;
- 2 bat boxes (2F Schwegler Bat Box);
- 2 bird boxes (Schwegler 1B Nest Boxes); and
- 3 log piles.

Therefore, the submitted information considered sufficient to discharge condition 12.

I trust that the above information and submitted plans and details are acceptable and sufficient to discharge the relevant conditions. I look forward to hearing from you in due course.

Yours sincerely,



Alex Payne
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