

Date: 24 September 2025
Application: 252232



**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: 252232

Applicant: Charles Sanderson

Site Address: Greengates, Loddon Drive, Wargrave, Wokingham, RG10 8HL

Parish: Wargrave

Grid Reference: Easting - 477771, Northing - 178118

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning approval 223047 dated 18.11.2022. Condition 4 relates to construction method statement.

Case Officer: Marcus Hillman

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 252232. 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 **15 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	252232
Address:	Greengates, Loddon Drive, Wargrave, Wokingham, RG10 8HL.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 223047 dated 18.11.2022. Condition 4 relates to construction method statement.		
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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Environmental Health Comments following Document Review- Construction Management Plan by St John Frost Construction Ltd.

The submitted Construction Management Plan (CMP) provides reasonable and proportionate measures for a small-scale, single-dwelling development.

The plan covers site parking, working hours, dust and noise control, waste management, and neighbour liaison.

Key points noted:

Works restricted to 08:00–18:00 Monday–Friday, 08:00–13:00 Saturdays, with no work on Sundays or Bank Holidays.

Dust control through water suppression and covered storage of materials.

No on-site burning of waste; all waste to be removed via licensed contractors.

Drains protected from silt and debris.

On-site parking and managed deliveries to minimise disturbance.

Contact details for site manager to be displayed for neighbour communication.

Environmental Health Assessment

The CMP is acceptable and proportionate for the scale of works.

The measures adequately address potential construction-related impacts on nearby residents and the local environment.

Recommendation: No objection – Condition 4 (Construction Method Statement) can be discharged.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	30/10/2025	Signed:	O.Obi
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