

Date: 21 August 2024
Application: 242093



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 242093

Applicant: Mr & Mrs Pike

Site Address: Land Off Bearwood Road, Bearwood Road, Wokingham, RG41 4SP

Parish: Wokingham Town

Grid Reference: Easting - , Northing -

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 203539 dated 19th November 2021. Condition 3 (Construction Method Statement).

Case Officer: Stefan Fludger

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 242093. 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:	Gordon Adam Development Control		
Service	WBC Highways	App No:	242093
Address:	Land Off Bearwood Road, Bearwood Road, Wokingham, RG41 4SP.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 203539 dated 19th November 2021. Condition 3 (Construction Method Statement).		
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

Comments in red concern a revised Construction Method Statement ref 7274/CMS Rev 02 submitted to highways on 22nd Oct 2024

1. A Construction Method Statement (ref 7274/CMS Rev 01) has been submitted in support of this discharge of conditions application which is welcome.
2. It is proposed all site facilities will be contained within the proposed car park (details of which have been submitted in discharge of condition 4 application) including secure materials and waste storage.
3. All construction vehicles will park on site which is welcome.
4. Deliveries of materials and plants will be unloaded within the car park.
5. All deliveries and construction vehicles will be supervised by a responsible person.
6. Highways would recommend that wherever possible deliveries are outside the peak hours. **This has been included which is welcome.**
7. Due to the nature of the construction, the level of vehicles accessing the site will not be high.
8. The proposed hours of construction are in line with the hours set out in condition 11 which is welcome.
9. Construction vehicles will access and leave the site via the site access at Bearwood Road. The applicant is required to indicate the routes of the construction vehicles and ensure that the construction traffic will not pass through the residential areas. If this is submitted and approved, highways

would then be able to recommend discharge of this condition. **This has been included which is welcome.**

10. The erection of hoarding, wheel washing, dust and dirt control measures are proposed which is welcome. Any gate for the construction site would need to be set back from Bearwood Road the length of the largest vehicle so no vehicle needs to wait on the highway for the gate to open. **This has been included which is welcome.**
11. In addition, Bearwood Road would be monitored and if required, street sweepers would be used.
12. **Highways is now content with the Construction Method Statement ref 7274/CMS Rev 02 and therefore recommends discharge of this condition.**

Conditions & Reasons (if required)			
Date:	23 rd Oct 2024	Signed:	Gordon Adam