

Date: 30 April 2025
Application: 251025



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Discharge of condition Consultation

Application Number: 251025

Applicant: The Owner and/or Occupier

Site Address: ReadyPower House, Molly Millars Lane, Wokingham, RG41 2BH

Parish: Wokingham Town

Grid Reference: Easting - 480709, Northing - 167967

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 241745 dated 21/03/25. Condition 5 relates to a construction management plan and 15 to water efficiency.

Case Officer: Joanna Carter

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 251025. 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:	251025
Address:	ReadyPower House, Molly Millars Lane, Wokingham, RG41 2BH.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 241745 dated 21/03/25. Condition 5 relates to a construction management plan and 15 to water efficiency.		
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 5 and 15 for Planning Application Reference 241745. This memo responds on the submissions related to highway grounds.

Condition 5 – Construction Management Plan

A CMP (including construction measures plan and swept path analysis) has been submitted, which is welcomed. The submission outlines working hours to be from 08:00 to 18:00 on Mondays to Fridays and from 08:00 to 13:00 on Saturdays. Deliveries are proposed to be scheduled to allotted time slots. Deliveries shall be within the working hours, and avoid the peak hours of the highways network whenever possible.

Site access points, hoarding, turning area, compound storage, wheel washing and contractor parking details are provided on the construction measures plan and swept path analysis, which are welcomed.

Vehicles are proposed to be accessed and egressed on Molly Mollars Bridge via Molly Mollars Lane. The applicant shall clarify the proposed route of traffic to ensure construction vehicles will not pass-through the town centre and have the least impacts to the residential area.

Double vehicular site entrance gates are proposed within the red line and has been set back from the public highway, which is acceptable.

Loading/unloading, site fencing details, wheel washing area, dust and dirt control measures and waste/recycling arrangements are proposed. Asbestos survey results and measures are provided, which is welcomed.

Subject to the appropriateness of the proposed route of construction traffic, the Highways will have no objection to the submitted CMP.

Conditions & Reasons (if required)			
Date:	1/5/2025	Signed:	JP