

Emy Circuit

(Delivery Manager (South Wokingham & Wokingham Town Centre))

Wokingham Borough Council

Shute End

Wokingham

Berkshire

RG40 1WR

Planning Portal Reference: PP-13450051

Lanpro Project Number – 5420/P

1 October 2024

Dear Emy,

Application for Approval of Details Reserved by Condition Pursuant to Planning Permission Reference 203535

Full planning application for works at the junction of the A321 Finchampstead Road and Molly Millars Lane comprising replacement of the existing three-arm mini-roundabout with a larger roundabout; demolition of Nos 81 and 83/85 Finchampstead Road; and associated landscaping and changes to the pedestrian crossing environment ('Western Gateway 2')

Lanpro Services Limited ('Lanpro') acts on behalf of the applicant, Wokingham Borough Council ('WBC') in respect of the Western Gateway 2. On behalf of WBC, please find enclosed an application (Planning Portal reference PP-13450051) for the full re-discharge of Condition 11 and the partial re-discharge of Condition 8 pursuant to planning permission reference 203535 which relate to the Site.

Context

Full planning permission reference 203535 was granted by WBC on 24 May 2021 for works at the junction of the A321 Finchampstead Road and Molly Millars Lane comprising replacement of the existing three-arm mini-roundabout with a larger roundabout; demolition of Nos 81 and 83/85 Finchampstead Road; and associated landscaping and changes to the pedestrian crossing environment.

The Applicant received written confirmation from planning officers on 19 October 2023 (reference: EXC/203535/condition 01) that the development has lawfully commenced. A copy of the correspondence is included at **Appendix 1** to this letter.

According to the Decision Notice, the planning permission was subject to 13no conditions. Conditions 1, 2, 9, 10 and 12 are compliance conditions and do not require a discharge.

Acceptable details have previously been submitted in relation to Conditions 5 (lighting), 6 (drainage), 7 (acoustic fencing), 8 (landscaping). Condition 4 (Construction Environmental Management Plan ('CEMP')) and 11 (Landscape Ecological Management Plan ('LEMP')) have both been partially discharged insofar as it relates to the enabling works.

Following a value engineering process and a requirement to design-out geometrical departures from standards associated with the consented design, minor design changes to the layout for the Western Gateway 2 (WG2) A321 Finchampstead Road and Molly Millars Lane roundabout consented under planning permission reference 203535 are proposed.

The minor design changes proposed were as follows:

- Finchampstead Road carriageway width reduced to 6.2m to allow footway widening on both east and west sides;
- East side footway widened to 3m from 100 Finchampstead Road heading north to allow shared use by pedestrians and cyclists;
- Removal of Departure from Standards for shared use footway width from east side;
- West side footway widened to 2.5m from 91 Finchampstead Road heading north to allow shared use by pedestrians and cyclists;
- Slight increase in entry radius from 17m to 18m; and
- Slight reduction in entry width approx 100mm.

The Applicant sought confirmation from planning officers as to whether the proposed changes would constitute *de minimis* amendments. This was confirmed by officers on 14 May 2024 with the advice that the appropriate mechanism to secure an approval for the *de minimis* changes would be through the submission of revised details pursuant to Condition 3 of planning permission 203535 approved under application 213045. A copy of the correspondence is included at **Appendix 2** to this letter.

An application for the discharge of Conditions 3 (Detailed Design) and 13 (Toucan Crossing) and the partial re-discharge of conditions 5 (Lighting) and 7 (Noise) was submitted on 23 July 2024 (application reference: 241894). The application was determined on 9 September 2024, with Conditions 3, 5 and 7 discharged. Condition 13 was subsequently discharged on 16 September 2024. A copy of the 16 September 2024 Decision Letter is included at **Appendix 3**.

An application seeking the partial re-discharge of Condition 8 (Detailed Landscaping Scheme) in respect of the revised layout and full re-discharge of Condition 11 (Landscape management) was submitted under application reference 241966. This application was determined on 9 September 2024 with Conditions 8 and 11 satisfactorily discharged.

This application seeks the re-discharge of Condition 4 (CEMP) to cover the remainder of the construction pursuant to planning permission reference 203535.

Re-Discharge of Condition 4 Pursuant to the Planning Permission

The full wording of Condition 4 (Construction Environmental Management Plan) is as follows:

No development, including any works of demolition, shall take place, until a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority. The Plan should include amongst other things:

- i) phasing of development;*
- ii) Construction Traffic Management Plan comprising*
 - a. Analysis of the volumes of construction vehicles during construction phases for both light and heavy vehicles,*
 - b. Vehicle routes and notably lorry routes, with volumes of lorries,*
 - c. traffic management proposals including any mitigations, hours of operation and signage;*
- iii) vehicle parking for site operatives and visitors;*
- iv) provision for loading, unloading and storage of plant and materials;*
- v) measures to prevent queueing outside the site;*
- vi) wheel washing and/or other measures to prevent deposit of mud on the highway;*
- vii) measures for the control of dust and dirt during construction;*
- viii) measures for the control of noise during construction in accordance;*
- ix) measures to mitigate the impact on protected species and habitats during construction in accordance with the Ecological Appraisal and Bat Activity Survey Report;*
- x) security hoarding including facilities for public viewing, where appropriate;*
- xi) a scheme for recycling/disposing of waste resulting from demolition and construction works;*
- xii) any temporary lighting; and*
- xiii) procedures for liaising with the local community including a hotline number for reporting and responding to complaints.*

The Plan shall be implemented in accordance with the approved details throughout the construction period.

Reason: to safeguard the amenities of people living and working in the area, protected species and habitats and highway safety and convenience in accordance with Core Strategy CP1, CP3, CP6 & CP7 and Managing Development Delivery Local Plan policies CC06 & TB23.

This application seeks the re-discharge of Condition 4, and a Construction Environmental Management Plan (CEMP) document Ref: WMHP-BB-WG2-PLN-PM-0001, prepared by Balfour Beauty UK is provided for this purpose. This CEMP seeks to address the Highways Comments dated 15 December 2021 relating to a previous submission to partially discharge Condition 4 relating to enabling works that was considered under application reference 213311.

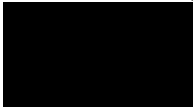
Application Contents

Please find enclosed an application for approval of details reserved by Condition 4 of planning permission Reference 203535. The application comprises:

- Completed Application Form;
- This Covering Letter;
- Correspondence from Case Officer relating to the commencement of development, dated 19 October 2024 (**Appendix 1**).
- Correspondence from Case Officer confirming *De Minimis* nature of scheme changes, dated 17 May 2024 (**Appendix 2**).
- Construction Environmental Management Plan (CEMP) document Ref: WMHP-BB-WG2-PLN-PM-0001, prepared by Balfour Beauty UK.

We trust that the above and enclosures are in order and sufficient for this discharge of condition application to be registered. If you require anything further or would like to discuss the submitted details in more detail, please do not hesitate to contact me in the first instance.

Yours sincerely,



Guoda Vaitkeviciute
Senior Planner

Appendix 1

Correspondence Confirming Commencement of Development

Email: [REDACTED]
Date: 19 October 2023
My ref: EXC/203535/condition 01
File ref: Z:\Development Delivery\South Wokingham\203535 Western Gateway\Conditions\01 Commencement of development\2023_10_19 Letter to applicant confirming that development has commenced Condition 01.docx



**WOKINGHAM
BOROUGH COUNCIL**

Development Delivery
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991

Jean Mulovi
Project Manager, Wokingham Major Highway Programme

By email only jean.mulovi@wokingham.gov.uk

Dear Jean,

COMMENCEMENT OF DEVELOPMENT

PLANNING PERMISSION 203535 (FULL PLANNING APPLICATION FOR WORKS AT THE JUNCTION OF THE A321 FINCHAMPSTEAD ROAD AND MOLLY MILLARS LANE COMPRISING REPLACEMENT OF THE EXISTING THREE-ARM MINI-ROUNDBOUT WITH A LARGER ROUNDBOUT; DEMOLITION OF NOS 81 AND 83/85 FINCHAMPSTEAD ROAD; AND ASSOCIATED LANDSCAPING AND CHANGES TO THE PEDESTRIAN CROSSING ENVIRONMENT)

LAND AT THE JUNCTION OF FINCHAMPSTEAD ROAD AND MOLLY MILLARS LANE, WOKINGHAM

Thank you for your letter of 16 October 2023 asking for confirmation that demolition of 81 and 83/85 Finchampstead Road constitutes commencement of development under planning permission 203535. The application was approved on 24 May 2021 and condition 1 requires development to be begun within three years of the date of the permission.

Demolition of 81 and 83/85 Finchampstead Road took place between February and April 2022, following approval of details pursuant to pre-commencement conditions including a Construction Environmental Management Plan for phase 1 (enabling works) by the Local Planning Authority (LPA). The submitted CEMP and the LPA decision letter dated 28 January 2022 (conditions references 213045 & 213311) set out the scope of enabling works which were limited to site clearance comprising, removal of vegetation, demolition of 81, 83, & 85 Finchampstead Road and erection of site hoarding.

The Town and Country Planning Act (1990) Section 56(2) explains that “*development is taken to be begun on the earliest date on which any material operation comprised in the development begins to be carried out*” and Section 55(2)(a) establishes that building operations, including demolition, are development. Consequently, I am pleased to confirm that demolition of 81 and 83/85 Finchampstead Road constitutes commencement of development under planning permission 203535: development can be considered to have been begun.

For any further queries, please contact the case officer, Emy Circuit.

Yours sincerely,



Connor Corrigan
Service Manager, Planning & Delivery, Place & Growth

Appendix 2

Correspondence from Case Officer Confirming 'De Minimis'

From: [REDACTED]
To: [REDACTED]
Cc:
Subject: RE: Planning permission 203535: proposed minor amendments to the design of the approved roundabout at the junction of Finchampstead Road and Molly Millars Lane
Date: 17 May 2024 15:01:14
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[RE Planning permission 203535 proposed minor amendments to the design of the approved roundabout a the junction of Finchampstead Road and Molly Millars Lane.msg](#)

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Afternoon Ben,

Based on the emails below and attached, we are happy that the proposed amendments are so minor that they can be dealt with as revised details as per my initial response on 14 May (below). As well as the plans, I suggest you include the modelling in formation and explain in your covering email, that the impact on the Finchampstead Road Southern Arm is not material and mention the improvement to pedestrians and cyclists.

Kind Regards,

Emy Circuit

Emy Circuit

Delivery Manager (South Wokingham & Wokingham Town Centre)

Wokingham Borough Council

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk



Subject: RE: Planning permission 203535: proposed minor amendments to the design of the approved roundabout a the junction of Finchampstead Road and Molly Millars Lane

Emy,

Operational modelling has been undertaken for the proposed changes. It shows that the revised layout would result in the junction performing worse that the consented layout. Please see

attached tech note.

Kind Regards

Jean

Subject: Planning permission 203535: proposed minor amendments to the design of the approved roundabout at the junction of Finchampstead Road and Molly Millars Lane

Dear Jean,

Thank you for your email, clearly setting out the proposed changes to the approved scheme for the roundabout junction of Finchampstead Road and Molly Millars Lane.

Has modelling been carried out to confirm that the reduction in carriageway width and increase in radius would not have an adverse impact on the junction modelling? Subject to confirmation of this, I agree that the amendments are so minor that they do not require approval as a material or non-material amendment: the appropriate mechanism for approval would be through submission of revised details pursuant to condition 3 of planning permission 203535 approved under application 213045. When making the submission (which can be by email, plus a OneDrive transfer if there are too many plans to attach) it would be useful if you could include the drawings illustrating the extent of the amendments for information.

Kind Regards,

Emy Circuit

Emy Circuit

Delivery Manager (South Wokingham & Wokingham Town Centre)

Wokingham Borough Council

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business
Website: www.wokingham.gov.uk



Subject: FW: C118048 WG2 - Documents for Emy

Dear Emy

**Land at the junction of Finchampstead Road and Molly Millars Lane
Planning permission reference 203535 for works at the junction of the A321 Finchampstead Road and Molly Millars Lane comprising replacement of the existing three-arm mini-roundabout with a larger roundabout; demolition of Nos 81 and 83/85 Finchampstead Road; and associated landscaping and changes to the pedestrian crossing environment – Design Changes**

We are proposing minor design changes to the layout for the Western Gateway 2 (WG2) A321 Finchampstead Road and Molly Millars Lane roundabout consented under planning permission reference 203535.

This follows the value engineering process and a requirement to design-out geometrical departures from standard associated with the consented design.

You will recall that the General Arrangement Plan (Ref: WMHP-TG-WG2-DR-HI-0151-P04) and the Location Plan (Ref: WMHP-TG-WG2-DR-HI-0161-P01) are the only approved drawings listed under Condition 2 of the planning permission - copies of both are attached.

The design changes proposed are as follows:

- Finchampstead Road carriageway width reduced to 6.2m to allow footway widening on both east and west sides;
- East side footway widened to 3m from 100 Finchampstead Road heading north to allow shared use by pedestrians and cyclists;
- Removal of Departure from Standards for shared use footway width from east side;
- West side footway widened to 2.5m from 91 Finchampstead Road heading north to allow shared use by pedestrians and cyclists;
- Slight increase in entry radius from 17m to 18m; and
- Slight reduction in entry width approx 100mm.

To help illustrate the above design changes, I attach a sketch (Ref: WMHP-TG-WG2-SK-HI-0210 P01) showing the proposed changes alongside an extract of the approved General Arrangement Plan for comparison purposes.

The sketch includes annotations and relevant measurements to aid comparison.

Additionally, I attach an overlay drawing (Ref: WMHP-TG-WG2-SK-HI-0212-P01) which further illustrates the minor nature of the proposed design changes superimposed on the approved General Arrangement Plan.

Having discussed matters with Tony Gee and their planning advisors, I am of the view that the proposed design changes are so minor in nature as to be considered to be *de minis* in the context of the existing planning permission.

Indeed, without the annotations that are included on the sketch, the proposed design changes

would be imperceptible in the context of the approved General Arrangement Plan, as is further demonstrated by the overlay drawing.

On the basis that the proposed changes would be *de minimis*, my understanding is that there would be no requirement to seek a formal approval for the changes either via a S96A Non-Material Amendment (NMA) or as a Minor-Material Amendment (MMA) via S73.

I look forward to your confirmation of agreement to the above. Please do let me know if you require any further information to help your deliberations.

Best Regards

Jean Mulovi CEng MICE
Project Manager
Wokingham Major Highway Programme
Wokingham Borough Council
Place & Growth
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL

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Appendix 3

Decision Letter dated 16 December 2024 for Conditions

References: 213311, 241894 & 241966



**WOKINGHAM
BOROUGH COUNCIL**

Date: 16 September 2024

My ref: EXC/203535

File ref: Z:\Development Delivery\South Wokingham\SWDR\203535 Western
Gateway\Conditions\00 tracking and discharge\Decision letter conditions of
planning permission 203535 2024_09_16.docx

Ben Borthwick
Lanpro
8 Devonshire Square
London
EC2M 4YJ

By email only ben.borthwick@lanproservices.co.uk

Development Delivery
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991

Dear Ben,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

LAND AT THE JUNCTION OF FINCHAMPSTEAD ROAD AND MOLLY MILLARS LANE

PLANNING PERMISSION 203535 (WORKS AT THE JUNCTION OF THE A321 FINCHAMPSTEAD ROAD AND MOLLY MILLARS LANE)

CONDITIONS REFERENCES 213311, 241894 & 241966

Thank you for the revised details pursuant to conditions 3 (detailed design and 13 (Toucan Crossing) of planning permission 203535, received on 13 September 2024. These address the outstanding highway issues in relation to condition 13. The details approved under applications 241894 & 241966 have been updated to reflect de minimus changes to the layout of the scheme and superseded those previously approved.

- Acceptable details have been submitted in relation to conditions 3 (detailed design); 5 (lighting); 6 (drainage); 7 (acoustic fencing); 8 (landscaping) 9 (removal of trees); 11 (LEMP) and 13 (Toucan crossing). Work should be carried out in accordance with the approved details; and
- The details to comply with condition 4 (CEMP) are acceptable for the enabling works set out in the schedule but no further works may take place until an updated CEMP covering the remainder of the construction has been submitted and approved.

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition. If you have any queries, please contact the case officer, Emy Circuit.

Yours sincerely,



Connor Corrigan
Service Manager – Strategic Development Locations, Planning Delivery

Enclosure: schedule of conditions

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1				no submission required	Three years to commence:	N/A
Condition 2				no submission required	Approved drawings:	N/A
Condition 3	WMHP-TG-WG2-DR-HI-0101-P09 Roundabout Enhancement Alignment Plan WMHP-TG-WG2-DR-HI-0105 P09 Roundabout Enhancement Visibility Analysis Molly Millars Lane Sheet 1 of 6 WMHP-TG-WG2-DR-HI-0106 P08 Roundabout Enhancement Visibility Analysis Molly Millars Lane Sheet 2 of 6 WMHP-TG-WG2-DR-HI-0107 P09 Roundabout Enhancement Visibility Analysis Molly Millars Lane Sheet 3 of 6 WMHP-TG-WG2-DR-HI-0108 P08 Roundabout Enhancement Visibility Analysis Molly Millars Lane Sheet 4 of 6 WMHP-TG-WG2-DR-HI-0109 P08 Roundabout Enhancement Visibility Analysis Molly Millars Lane Sheet 5 of 6 WMHP-TG-WG2-DR-HI-0110 P08 Roundabout Enhancement Visibility Analysis Molly Millars Lane Sheet 6 of 6 WMHP-TG-WG2-DR-HI-0111 P08 Roundabout Enhancement Swept Paths Articulated Vehicle Sheet 1 of 5 WMHP-TG-WG2-DR-HI-0112 P08 Roundabout Enhancement Swept Paths Articulated Vehicle Sheet 2 of 5 WMHP-TG-WG2-DR-HI-0113 P08 Roundabout Enhancement Swept Paths Articulated Vehicle Sheet 3 of 5	25/07/2024	241894	Before commencement	Detailed design: these details supersede those previously approved under application 213045 and are acceptable subject to monitoring of traffic queuing at the controlled crossing on the northern arm blocking the roundabout and consideration of a box junction if necessary. In addition, Highways DM advise that, at the S278 stage the construction of the shared footway/cycleway will need to be in accordance with the WBC design standards WDS_HD_01/A	16/09/2024

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-WG2-DR-HI-0114 P08 Roundabout Enhancement Swept Paths Standard Bus Sheet 4 of 5 WMHP-TG-WG2-DR-HI-0115 P07 Roundabout Enhancement Swept Paths Refuse Vehicle Sheet 5 of 5 WMHP-TG-WG2-DR-HI-0121 P08 Roundabout Enhancement Cross Sections WMHP-TG-WG2-DR-HI-0131 P04 Roundabout Enhancement Alignment Isopachyte Plan WMHP-TG-WG2-DR-HI-0301 P09 Roundabout Enhancement Fencing Plan WMHP-TG-WG2-DR-HI-0701-P08 Roundabout Enhancement Pavement Plan WMHP-TG-WG2-DR-HI-0702-P09 Roundabout Enhancement Pavement PSV Plan WMHP-TG-WG2-DR-HI-1211-P06 Roundabout Enhancement Traffic Signs Details WMHP-TG-WG2-DR-HI-1231-P05 Roundabout Enhancement Finchampstead Road Toucan Crossing Signals Layout - Sheet 1 of 6 WMHP-TG-WG2-DR-HI-1232-P05 Roundabout Enhancement Finchampstead Road Toucan Crossing Ducting Layout - Sheet 2 of 6 WMHP-TG-WG2-DR-HI-1235-P05 Roundabout Enhancement Finchampstead Road Pedestrian Crossing 1 Signals Layout Sheet 5 of 6 WMHP-TG-WG2-DR-HI-1236-P05 Roundabout Enhancement Finchampstead Road Pedestrian Crossing 1 Ducting Layout Sheet 6 of 6					

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-WG2-DR-LI-1301-P08 Roundabout Enhancement Lighting Plan					
	Molly Millars Lane Roundabout Junction Modelling Assessments March 2024 7132.TN06 WMHP-TG-WG2-RP-HI-0012-P01 Revised layout following planning approval and comparison of shared use routes Specification Appendices Lighting Schedule 20210730 WMHP-TG-WG2-SH-LI-1301-P02 WMHP-TG-WG2-DR-DD-0511-P02 Roundabout Enhancement Drainage Details WMHP-TG-WG2-DR-GE-0602-P02 Roundabout Enhancement Earthworks Cross Sections WMHP-TG-WG2-DR-HI-0102-P04 Roundabout Enhancement Alignment Profiles Sheet 1 of 2 WMHP-TG-WG2-DR-HI-0103-P04 Roundabout Enhancement Alignment Profiles Sheet 2 of 2 WMHP-TG-WG2-DR-HI-0104-P02 Roundabout Enhancement Alignment Profiles Sheet 3 of 3 WMHP-TG-WG2-DR-HI-0124-P02 Roundabout Enhancement Alignment Typical Cross Section WMHP-TG-WG2-DR-HI-0711-P02 Roundabout Enhancement Pavement Details WMHP-TG-WG2-DR-HI-1111-P03 Roundabout Enhancement Kerbs Footways and Paved Areas Details Sheet 1 of 2 WMHP-TG-WG2-DR-HI-1112-P02 Roundabout Enhancement Kerbs Footways and Paved Areas Details Sheet 2 of 2	20/08/2024				

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-WG2-DR-HI-1233-P03 Roundabout Enhancement Finchampstead Road Toucan Crossing Signals Layout Sheet 3 of 6 WMHP-TG-WG2-DR-HI-1234-P03 Roundabout Enhancement Finchampstead Road Toucan Crossing Signals Layout Sheet 4 of 6 WMHP-TG-WG2-DR-LI-1311-P02 Roundabout Enhancement Lighting Details WMHP-TG-WG2-RP-HI-0012-P01 Revised layout following planning approval and comparison of shared use routes					
	Road Safety Audit Stage 2 Addendum Report Western Gateway Phase 2 January 2022 WIE17531.106.R.6.1.1.RSA2 Road Safety Audit Stage 2 Addendum Report Western Gateway Phase 2 March 2022 WIE17531.108.R.8.1.2.RSA2 Road Safety Audit Stage 2 Brief Western Gateway 4 August 2021 WMHP-TG-WG2-RP-HS-0007 P03 Road Safety Audit Stage 2 Western Gateway Response Report 25 August 2021 WMHP-TG-WG2-RP-HS-0008-P01 Road Safety Audit Stage 2 Western Gateway Phase 2 Addendum Response Report March 2022 WMHP-TG-WG2-RP-HS-0009 P02 Western Gateway Phase 2 Stage 2 Road Safety Audit August 2021 SA 3290	22/08/2024				
	WMHP-TG-WG2-DR-DD-0501 P07 Roundabout Enhancement Drainage Plan WMHP-TG-WG2-DR-GE-0601 P07 Roundabout Enhancement Earthworks Plan	22/08/2024				

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-WG2-DR-HI-0152-P07 Roundabout Enhancement Alignment Scheme Layout WMHP-TG-WG2-DR-HI-1101-P11 Roundabout Enhancement Kerbs, Footways And Paved Areas Plan WMHP-TG-WG2-DR-HI-1201-P14 Roundabout Enhancement Traffic Signs Plan WMHP-TG-WG2-DR-HI-1221-P10 Roundabout Enhancement Road Markings Plan	13/09/2024				
Condition 4	Construction Environmental Management Plan (CEMP) WMHP-BB-WG2-PLN-PM-0001 C01.2 January 2021 Highways DC consultation response 2021_12_15 213311 BB Response	21/01/2022	213311	Before commencement	CEMP: the measures proposed in the CEMP are acceptable for the enabling works set out in section 2.2 <i>"Phasing & Scope"</i> which are limited to site clearance comprising, removal of vegetation, demolition of 81, 83, & 85 Finchampstead Road and erection of site hoarding. Works should take place in accordance with the approved document and no other development may take place until an updated CEMP has been submitted and approved in writing by the Local Planning Authority.	28/01/2022
Condition 5	Ecological Assessment of Lighting Scheme WMHP-TG-WG2-RP-LS-3002-P02	25/07/2024	241894	Before commencement	Lighting: these details are acceptable and supersede those previously approved under application 213045.	09/09/2024
Condition 6	Specification Appendices Drainage and Service Ducts 20210730 WMHP-TG-WG2-SP-DD-0501-P02 Specification Appendices Drainage Schedule 20210730 WMHP-TG-WG2-SH-DD-0501-P02 Specification Appendices Microdrainage Results 20210811 WMHP-TG-WG2-CA-DD-0501-P03	25/07/2024	241894	Before commencement	Drainage: these details are acceptable and superseded those approved under application 213045.	09/09/2024

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-WG2-DR-DD-0511-P02 Roundabout Enhancement Drainage Details	20/08/2024				
	WMHP-TG-WG2-DR-DD-0501 P07 Roundabout Enhancement Drainage Plan	22/08/2024				
Condition 7	WMHP-TG-WG2-DR-HI-0301 P09 Roundabout Enhancement Fencing Plan	25/07/2024	241894		Noise/acoustic fencing: these details are acceptable and superseded those previously approved under application 213045.	09/09/2024
	Jacksons Fencing Jacoustic reflective fencing specification JSW 30 Issue 02 Specification Appendices Fencing 20211019 WMHP-TG-WG2-SP-HI-0301-P03	20/08/2024				
Condition 8	Landscape Management Plan July 2024 5420_LAN_XX_XX_RP_L_1000 WMHP-TG-WG2-DR-LS-3001-P16 Soft Landscaping Planting Plan Layout WMHP-TG-WG2-DR-LS-3003-P07 Tree Impact Plan WMHP-TG-WG2-DR-LS-3004-P07 Tree Protection Plan WMHP-TG-WG2-DR-LS-3005-P09 Landscaping Masterplan	07/08/2024	241966	Before commencement	Landscaping: these details are acceptable, subject to planting being maintained to ensure appropriate visibility, and superseded those previously approved under application 213045.	09/09/2024
	WMHP-TG-WG2-DR-LS-3006-P01 Roundabout Enhancement Landscaping Construction Details Plan Layout	20/08/2024				
	Written Landscape Specification 30_11_2021 WHMP-TG-WG2-SP-LS-3001 P04	22/08/2024				
Condition 9	WMHP-TG-WG2-DR-LS-3003 P07 Roundabout Enhancement Tree Impact Plan	07/08/2024	241966	no submission required	Retention of trees except with prior consent: these details are acceptable and superseded	09/09/2024

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-WG2-DR-LS-3004 P07 Roundabout Enhancement Tree Protection Plan				those previously approved under application 213045.	
	WMHP-TG-WG2-DR-HI-0201 P06 Roundabout Enhancement Site Clearance Plan	30/08/2024				
Condition 10	Arboricultural Method Statement dated 16 th November 2020 (WMHP-TG-WG2-RP-LS-0001 P02) and associated Tree Protection Plan (WMHP-TG-WG2-DR-LS-3004 P04)	N/A	N/A	no submission required	Arboricultural Method Statement: works in accordance with the approved details.	N/A
Condition 11	Landscape Management Plan July 2024 5420_LAN_XX_XX_RP_L_1000	07/08/2024	241966	Before commencement	Landscape and Ecological Management Plan: this document supersedes the one previously approved under application 213045	09/09/2024
Condition 12		N/A	N/A	no submission required	hours of work (unless exceptions agreed)	N/A
Condition 13	WMHP-TG-WG2-DR-HI-0101-P09 Roundabout Enhancement Alignment Plan WMHP-TG-WG2-DR-HI-0701-P08 Roundabout Enhancement Pavement Plan WMHP-TG-WG2-DR-HI-0702-P09 Roundabout Enhancement Pavement PSV Plan	25/07/2024	241894	before scheme comes into use	Toucan crossing: these details supersede those previously approved under application 213045 and are acceptable.	16/09/2024
	Molly Millars Lane Roundabout Junction Modelling Assessments March 2024 7132.TN06 WMHP-TG-WG2-RP-HI-0012-P01 Revised layout following planning approval and comparison of shared use routes WMHP-TG-WG2-DR-HI-1111-P02 Roundabout Enhancement Kerbs, Footways and Paved Areas Details Sheet 1 of 2	20/08/2024				

Condition of 203535	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-WG2-DR-HI-1112-P02 Roundabout Enhancement Kerbs, Footways and Paved Areas Details Sheet 2 of 2 Road Safety Audit Stage 2 Western Gateway Response Report Addendum 11 March 2022 WMHP-TG-WG2-RP-HS-0011-P01					
	Finchampstead Road South Puffin Crossing convert to a Toucan Crossing WMHP-TG-WG2-RP-HI-0009-P04 Road Safety Audit Stage 2 Addendum Report Western Gateway Phase 2 January 2022 WIE17531.106.R.6.1.1.RSA2 Road Safety Audit Stage 2 Addendum Report Western Gateway Phase 2 March 2022 WIE17531.108.R.8.1.2.RSA2 Road Safety Audit Stage 2 Brief Western Gateway 4 August 2021 WMHP-TG-WG2-RP-HS-0007 P03 Road Safety Audit Stage 2 Western Gateway Response Report 25 August 2021 WMHP-TG-WG2-RP-HS-0008-P01 Road Safety Audit Stage 2 Western Gateway Phase 2 Addendum Response Report March 2022 WMHP-TG-WG2- RP-HS-0009 P02 Western Gateway Phase 2 Stage 2 Road Safety Audit August 2021 SA 3290	22/08/2024				
	WMHP-TG-WG2-DR-HI-0152-P07 Roundabout Enhancement Alignment Scheme Layout WMHP-TG-WG2-DR-HI-1101-P11 Roundabout Enhancement Kerbs, Footways And Paved Areas Plan WMHP-TG-WG2-DR-HI-1201-P14 Roundabout Enhancement Traffic Signs Plan WMHP-TG-WG2-DR-HI-1221-P10 Roundabout Enhancement Road Markings Plan	13/09/2024				

