

Date: 20 September 2024
Application: 242398



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 242398

Applicant: C/O Agent

Site Address: Nigra House, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY

Parish: Wokingham Town

Grid Reference: Easting - 480221, Northing - 167738

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 240575 dated 25/06/2024. Condition 5 relates to an Arboricultural Method Statement; 8 to a Construction Method Statement; 12 to an exceedance flow routing plan, and 24 to an Employment Skills Plan.

Case Officer: Mark Croucher

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 242398. 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:	242398
Address:	Nigra House, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 240575 dated 25/06/2024. Condition 5 relates to an Arboricultural Method Statement; 8 to a Construction Method Statement; 12 to an exceedance flow routing plan, and 24 to an Employment Skills Plan.		
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

1. A Construction Management Plan dated August 2024 has been submitted in support of this discharge of conditions application which is welcome.
2. Highways understands that the contractor will, prior to commencement on site will further develop and issue a construction phase plan containing detailed traffic management, fire evacuation and logistic plans together with the detailed management systems governing the approach to the day-to-day running of the project, welfare provision, consultation with the workforce etc. This is welcome, however will need to be submitted to the Borough for approval.
3. It is welcome that heras fencing would be used to screen the construction site. It is stated that the fencing would be on the site boundary, which is welcome, however, no fencing will be allowed on highway land.
4. There is no mention of gates. These would need to be set back from the highway the length of the largest vehicle.
5. The proposed construction hours are in line with Condition 9 of the planning approval which is welcome. Please note that there would be no working on Sunday or bank holidays.
6. It is welcome that parking will be provided on site, though a site plan would need to be provided to show this.

7. It is welcome that deliveries will be managed and outside the peak hours wherever possible.
8. It is welcome that wheel washing will be provided. Highways would recommend that the highway in the vicinity of the site is monitored and if required street sweepers will be employed.
9. Highways would need to ensure that there would be a segregated pedestrian access into the site.
10. All construction vehicles entering and exiting the site would need to be controlled by banksmen.
11. This document states that the main access will be from Coronation Road. For this site highways have assumed that the construction access would be the existing access from the private estate road from Fishponds Road. This is acceptable until the new access on to Fishponds Road is constructed and this access is closed off.
12. Any updated to this plan would need to include plans of the compound and swept paths of the largest vehicle to ensure that this vehicle can access and egress safely.

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 th Sep 2024	Signed:	Gordon Adam
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