

Date: 11 December 2025
Application: 253007



**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: 253007

Applicant: Mr Morgan Toney-Green

Site Address: 109 Victoria Road, Wargrave, Wokingham, RG10 8AG

Parish: Wargrave

Grid Reference: Easting - 479254, Northing - 178797

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 243229 dated 05/12/25. Condition 3 relates to external materials; 4 to ground and building levels; 5 to protection of trees; 6 to landscaping; 7 to decontamination; 8 to a Construction Method Statement; 9 to biodiversity enhancements, and the application is also to discharge the biodiversity gain plan condition.

Case Officer: Marcus Watts

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 253007. 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 **3 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	253007
Address:	109 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
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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 has reviewed the submitted Construction Management Plan in relation to potential impacts on residential amenity, including noise, dust, working hours, traffic movements, and site management practices.

Assessment

The CMP provides adequate detail in respect of:

- Defined working hours and delivery times, with no Sunday or Bank Holiday working;
- On-site loading, unloading and parking arrangements, avoiding obstruction of the public highway;
- Dust control measures, including water suppression, on-tool extraction, ventilation, and defined cutting locations away from boundaries;
- Commitment to wheel washing to prevent mud and dust deposition on surrounding roads;
- Confirmation that no driven piling will be undertaken;

- Measures for resident liaison, including advance notification and contact details;
- Waste management and recycling arrangements.

The proposals are considered proportionate to the scale of development and demonstrate appropriate controls to minimise noise, dust, disturbance, and environmental risk during construction.

Conclusion

Subject to the works being carried out fully in accordance with the submitted CMP, Environmental Health raises no objection to the discharge of the relevant condition. It is recommended that the condition be discharged, with an informative advising that failure to adhere to the approved CMP may result in enforcement action under Environmental Protection legislation.

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:	12/01/2026	Signed:	O.Obi
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