

Date: 22 May 2025
Application: 251091



**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,

Full Planning Approval Consultation

Application Number: 251091

Applicant: Richard Snowball

Site Address: Willow Marina, Willow Lane, Wargrave, RG10 8LH

Parish: Wargrave

Grid Reference: Easting - 478527, Northing - 179238

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of 3 no. additional moorings on the East riverbank consisting of 3 no. pontoons to replace the three current linear berths with six parallel berths.

Case Officer: Rowan Reynolds

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 251091. 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:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	251091
Address:	Willow Marina, Willow Lane, Wargrave, RG10 8LH.		
Proposal:	Full application for the proposed installation of 3 no. additional moorings on the East riverbank consisting of 3 no. pontoons to replace the three current linear berths with six parallel berths.		
Type of Development:	Minor All other developments		
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

The CMS demonstrates an appropriate and proportionate approach to managing potential environmental impacts associated with the works.

The document includes suitable controls in relation to construction hours, with activities limited to 08:00 to 16:00 Monday to Friday and no weekend or Bank Holiday working, which is considered acceptable in protecting the amenities of nearby receptors.

Adequate consideration has also been given to noise and vibration, with works restricted to daytime hours and plant maintained to minimise impacts. Given the scale and nature of the proposed development, these measures are considered sufficient.

The approach to dust management is also acceptable, with the expectation that ground conditions will naturally limit dust generation and that damping measures can be implemented if required. This is proportionate to the site context and proposed works.

The CMS further includes appropriate and robust measures for spill prevention and pollution control, including the use of bunded fuel storage, refuelling away from the

watercourse, spill kits on site, and adherence to COSHH requirements. These controls are considered adequate to minimise risks to the surrounding environment.

Overall, the submitted CMS provides a satisfactory framework for managing construction-related impacts, and Environmental Health is satisfied that no additional controls are required in this instance.

There is no objection.

Conditions & Reasons (if required)			
n/a			
Date:	03.06.2026	Signed:	<i>K.Pates</i>