

P23-2535

16 September 2024

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Mark Croucher,

Planning App Ref: 240575 – Nigra House, Fishponds Road, Wokingham, RG41 2GY
– Discharge of Planning Conditions 5, 8, 12 and 24.

Planning Portal Ref: PP-13413335

On behalf of my client, I am pleased to enclose a discharge of conditions application related to planning application reference: 240575, in respect of proposals for the demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g)(ii), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping at Nigra House, Wokingham, as granted by Wokingham Borough Council on 25th June 2024.

The application has been submitted via the Planning Portal (Portal Reference: PP-13413335) and seeks the formal discharge of conditions 5, 8, 12 & 24. The conditions read as follows:

Condition 5. a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme). b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site. c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme. d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

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Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

Condition 8. No development shall take place until details of a scheme (Construction Method Statement) to control the environmental and highway effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:(i) the control of noise
(ii) the control of dust, smell and other effluvia
(iii) the control of rats and other vermin
(iii) the control of surface water run-off
(iv) the proposed method of piling for foundations (if any)
(v) proposed construction and demolition working hours
(vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.
(vii) The management of site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period.
The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of the amenities of the area.

Condition 12. The Development hereby approved shall not take place until an exceedance flow routing plan for flows above the 1 in 100+40% climate change event has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure satisfactory drainage of the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

Condition 24. Prior to the commencement of development, an Employment Skills Plan shall be submitted to and agreed in writing by the Local Planning Authority. The details within the Employment Skills Plan shall be implemented in full, in accordance with the time scales set, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure an Employment Skills Plan is implemented in accordance with TB12.



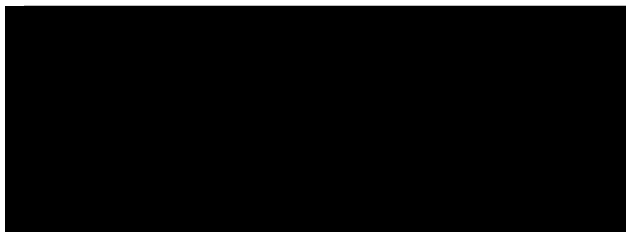
The following information has been submitted to discharge the above conditions:

- Condition 5 – Arboricultural Method Statement v2 as produced by BLADE.
- Condition 8 – Construction Method Statement produced by Magrock
- Condition 12 – Flow Routing Plan produced by PRP – Drawing No. 103 Rev P1
- Condition 24 – Employment and Skills Plan produced by Pegasus Group – Ref. NO01 EC v5

An application fee of £145 has been paid via the Planning Portal. I trust that the above information is sufficient to discharge the conditions but if you require any further information, please do not hesitate to contact me.

Yours

Tom Beardsmore



Senior Planner
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Enc.