

Date: 17 September 2024
Application: 242364



**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: 242364

Applicant: Mr Gaurav Gupta

Site Address: 105 Colemans Moor Road, Woodley, Wokingham, RG5 4DA

Parish: Invalid code

Grid Reference: Easting - 477034, Northing - 172428

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 240833 dated 19/08/2024. Condition 4 relates to a Construction Environmental Management Plan (CEMP); 5 to hard and soft landscaping; 6 to drainage details; 7 to biodiversity enhancements and 8 to a lighting scheme.

Case Officer: Kieran Neumann

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 242364. 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:	JP		
Service	WBC Highways	App No:	242364
Address:	105 Colemans Moor Road, Woodley, Wokingham, RG5 4DA.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 240833 dated 19/08/2024. Condition 4 relates to a Construction Environmental Management Plan (CEMP); 5 to hard and soft landscaping; 6 to drainage details; 7 to biodiversity enhancements and 8 to a lighting scheme.		
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

The proposal seeks consents for discharging conditions 4, 5, 6, 7 and 8 for Planning Application Reference 240833. This memo responds on the sections of submissions related to highway grounds.

Condition 4 – CEMP

A CEMP and demolition phase Health & Safety Plan have been provided. The submission outlines that noisy works will occur from 08:30 to 18:00 on Mondays and Fridays and from 08:30 to 13:00 on Saturdays.

Vehicles are proposed to be accessed and egressed via Colemans Moor Road. It is required to confirm the route of the construction traffic to ensure that the construction traffic will not pass through the residential areas.

The applicant indicates that all vehicle movements into the site will be pre-planned and directed by banksmen to avoid drivers laying up or parking outside the site. The road and entrance routes will be kept clear at all times. Plant and materials will be stored within the site footprint.

Any gate for the construction site shall be set back so that no vehicle needs to wait on the highway for the gate to open. The applicant shall indicate the locations of all

site activities, including gate, parking, loading and unloading, and storage on a plan to ensure minimal impacts on the public highways and avoid highway safety issues.

Hoarding details, wheel washing, dust and dirt control measures and waste disposing and recycling arrangements are proposed.

Subject to the confirmations of construction traffic routes and locations of site activities, the Highways will have no objection to the submitted CEMP.

Conditions & Reasons (if required)			
Date:	18/9/2024	Signed:	JP