

Date: 17 June 2025
Application: 251426



**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: 251426

Applicant: Mr Grant Jensen

Site Address: Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX

Parish: Finchampstead

Grid Reference: Easting - 481802, Northing - 164397

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 223256 (APP/X0360/W/23/3336000) dated 26/09/2024. Condition 10 relates to a construction management plan.

Case Officer: Connie Davis

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 251426. 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:	251426
Address:	Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 223256 (APP/X0360/W/23/3336000) dated 26/09/2024. Condition 10 relates to a construction management 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

A CMP (including a construction site plan) has been submitted, which is welcomed. The submission outlines working hours to be from 07:30 to 17:00 on Mondays to Fridays and from 07:30 to 13:00 on Saturdays. The details of working hours are not consistent on P15 and P31 of the CMP. Clarification is required.

Deliveries are proposed to be scheduled by using rigid vehicles or short wheel based artic, and to be managed via a banksman. The applicant shall confirm deliveries will only be within the working hours, and avoid the peak hours of the highways network whenever possible.

Vehicles are proposed to be accessed and egressed onto Lower Wokingham Road. Construction vehicles will enter the site turning left only. The applicant shall clarify the proposed route of traffic to ensure construction vehicles will not pass-through the town centre and have the least impacts to the residential area.

Site access points, hoarding, wheel washing, temporary hardstanding and site car parking details are provided on the construction site plan. Dust and dirt control measures and waste/recycling arrangements are proposed. Condition survey will be conducted prior to the survey, which is welcomed.

However, the loading/unloading and compound storage area shall also be indicated on the plan. The applicant is required to submit the swept path analysis with the largest construction vehicle proposed, to demonstrate sufficient turning area is provided for vehicle to enter and leave the driveway and the designated loading/unloading area in forward gear. The proposed gate will also have to set back from the public highway by the length of the largest vehicle proposed.

Conditions & Reasons (if required)			
Date:	20/6/2025	Signed:	JP