



CONDITION DISCHARGE DOCUMENT



PROJECT OVERVIEW

Project Address: Greengates, Loddon Drive, Wargrave, Wokingham, RG10 8HL

Local Authority: Wokingham Borough Council

Conservation Area: N/A

Building Use: Residential

Listing Status: N/A

Phone: 01628 947060

Registered Office : De Jager Consultancy Suite 3, 7 North Road, Maidenhead, SL6 1PE

Email office@maidenheadplanning.co.uk

Web www.maidenheadplanning.co.uk



Description of Approval:

Application Number: 223047

Prior approval submission for the proposed enlargement of the existing dwelling through the erection of 1 no. additional storey to a maximum height of 7.25 metres.

Condition to Discharge

4. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

See below Construction Method Statement

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Construction Management Plan

Greengates, Loddon Drive, RG10 8HL

General

This CMP sets out how construction activities will be managed to minimise disruption to neighbours, protect the environment, and ensure safety.

The works will be carried out by Frost Construction who will be responsible for compliance with this plan.

Parking & Welfare

Contractor and trade vehicles will park on-site where possible. If not, parking will be in a pre-agreed area without obstructing neighbours or public roads.

No parking on grass verges or blocking driveways.

A small welfare cabin will be provided with toilet and wash facilities.

Traffic & Deliveries

Deliveries will be scheduled to avoid school drop-off/collection and peak commuter times.

Materials will be unloaded promptly and stored within the site boundary.

Access will remain clear for emergency vehicles at all times.

Environmental Controls

Noise: Works limited to permitted working hours. Engines and generators turned off when not in use. Neighbours will be informed of particularly noisy works in advance (e.g. demolition, breaking concrete).

Dust: Water sprays will be used when cutting materials. Materials such as sand and cement stored under cover to prevent dust spread.

Waste: Waste will be segregated into skips (general waste, metal, wood, plasterboard). Reusable material retained where possible. All waste will be taken to licensed disposal facilities with waste transfer notes. No burning of waste on site.

Surface Water: Drains will be protected from silt and debris using covers or filters. No contaminated water or materials will be discharged into surface or foul sewers.

Site Security & Neighbours

Temporary fencing/hoarding will secure the site.

Tools and materials locked away outside working hours.

Contact details for the site Manager will be posted at the site entrance.

Regular updates will be given to neighbours where disruption is expected.

Working Hours

Mon–Fri: 08:00–18:00

Sat: 08:00–13:00

No works on Sundays or Bank Holidays.

Considerate Construction

Site kept clean and tidy at all times.

Dust, noise, and waste managed responsibly.

Site personnel to behave respectfully towards neighbours at all times.