

Emy Circuit -Delivery Manager (South Wokingham & Wokingham Town Centre)
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1WR

Planning Portal Reference: PP-13461282

Lanpro Project Number: 4977/P

4 October 2024

Dear Emy,

Application for Approval of Details Reserved by Condition Pursuant to Planning Permission Reference: 192928. Construction of the South Wokingham Distributor Road ('SWDR') at Land South of Wokingham, East of Finchampstead Road and West of Waterloo Road, Wokingham

Lanpro Services Limited ('Lanpro') acts on behalf of the applicant, Wokingham Borough Council ('WBC') in respect of the SWDR. On behalf of WBC, please find enclosed an application (Planning Portal reference PP-13461282) for the discharge of Condition 24 (Construction Environmental Management Plan (CEMP)) pursuant to planning permission reference 192928 which relates to the Site.

Context

Full planning permission reference 192928 was granted by WBC on 24 May 2021 for the construction of the South Wokingham Distributor Road (SWDR) which provides a link between Finchampstead Road and Waterloo Road, including a link to Heathlands Road. According to the Decision Notice, the planning permission was subject to 29no conditions, 16no of which are considered to be pre-commencement conditions.

A number of conditions have already been discharged under application references 213417, 213430, 213441, 213554, 213995, 240376, 240518 and 240672.

Conditions 24 was previously partially discharged under application 240672 on 11 April 2024, insofar as it related to Phase 1 development (commencement works). The Decision Notice for this application is included at **Appendix 1** of this letter.

This application therefore seeks to re-discharge Condition 24 pursuant to planning permission reference 192928.

Discharge of Condition 24 Pursuant to the Planning Permission

The full wording of Condition 24 is as follows:

“No development (including demolition and site clearance) shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work (which may be phased) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- i) measures for the control of dust, odour and other effluvia;*
- ii) measures for the control and monitoring of noise and vibration (including noise from any piling and hours during which such works will take place);*
- iii) the proposed method of piling (if any);*
- iv) proposed construction and demolition working hours*
- v) measures for the control of noise from delivery vehicles and times when deliveries will be accepted;*
- vi) measures for the control of pests and other vermin (particularly during site clearance);*
- vii) pollution control measures;*
- viii) measures to control of surface water run-off including protection of the aquatic environment in terms of water quantity and quality;*
- ix) measures to prevent spoil or building materials being deposited or stored within any area of the site liable to flood;*
- x) a construction travel protocol or Green Travel Plan for the construction phase;*
- xi) construction traffic management plan comprising: a. analysis of the volumes of construction vehicles during construction phases for both light and heavy vehicles;*
b. vehicle routes and notably lorry routes, with volumes of lorries; and
c. traffic management proposals including any mitigations, hours of operation and signage
- xii) site construction access;*
- xiii) haul routes within the site (supported by relevant surveys if not already adequately covered);*
- xiv) details of any site construction office, compound and ancillary facilities;*
- xv) cycle storage and motor vehicle parking and turning for site operatives and visitors;*
- xvi) loading, unloading and storage of plant and materials;*
- xvii) measures to prevent deposit of mud on the highway;*
- xviii) provision of an emergency water supply including fire hydrants to meet firefighting needs (including the installation arrangements and the timing of such an installation);*
- xix) provision of boundary hoarding;*
- xx) lighting;*
- xxi) a site security strategy;*
- xxii) Details of any temporary diversions of Public Rights of Way and how they will be managed to minimise disruption to users (both distance and duration of diversion);*
- xxiii) protection of important trees, hedgerows and other natural features;*
- xxiv) relevant ecological mitigation measures for protected species and species of principle importance;*
- xxv) updated survey information (due to long build out period), for example arboricultural and ecological surveys;*
- xxvi) an invasive, non-native species strategy;*

xxvii) measures to protect the Emm Brook buffer zone, consistent with the details pursuant to condition 12;
xxviii) contact details for complaints construction liaison officer;
xxix) communications Plan to keep local residents, town/parish councils and ward members informed;
xxx) programme of works, including measures for traffic management and operating hours;
xxxi) monitoring and review mechanisms;
xxxii) implementation of the CEMP through an environmental management system;
Construction activity shall be carried out in accordance with the approved CEMP.

Reason: In the interests of the amenity of the area; protecting ecology and the landscape, avoiding pollution, increased flood risk and construction related congestion during construction in accordance with Core Strategy policies CP1, CP3, CP6 & CP7; MDDL policies CC03, CC06, CC07, CC10, TB21, TB23 and TB24. To avoid harm, measures need to be in place upon commencement.

A Construction Environmental Management Plan ('CEMP') prepared by Balfour Beatty (ref: WMHP-BB-SRWG1-PLN-PM-0001 Revision 10) provided in support of the submission includes detailed information to address the criteria outlined in Condition 24. Our position is that the CEMP provides sufficient information to enable the Local Planning Authority to re-discharge Condition 24.

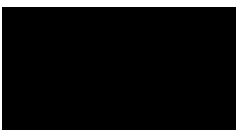
Application Contents

Please find enclosed an application for the approval of details reserved by Condition 24. The application comprises:

- ✓ Completed Application Form
- ✓ Application Fee
- ✓ This Covering Letter
- ✓ Appendix 1 – 240672 Decision Notice; and
- ✓ CEMP prepared by Balfour Beatty (ref: WMHP-BB-SRWG1-PLN-PM-0001 Revision 10).

We trust that the above and enclosures are in order and sufficient for this discharge of condition application to be registered. If you require anything further or would like to discuss the submitted details in more detail, please do not hesitate to contact me in the first instance.

Yours sincerely,



Guoda Vaitkeviciute
Senior Planner

