

Date: 10 June 2026
Application: 261361



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 261361

Applicant: Mr J Crossland

Site Address: Gto House Floral Mile, Bath Road, Hare Hatch, Wokingham, RG10 9ES

Parish: Wargrave

Grid Reference: Easting - 479921, Northing - 177972

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 250452 dated 20.04.2026. Condition 3 relates to external materials, 4 to landscaping, 5 to tree protection, 10 to travel plan, 11 to construction method statement, 13 to archaeology, 14 to carbon emissions.

Case Officer: Tariq Bailey-Biggs

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 261361. 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 requested from the case officer.

Your observations are required in respect of this application by **1 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261361
Address:	Gto House Floral Mile, Bath Road, Hare Hatch, Wokingham, RG10 9ES.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 250452 dated 20.04.2026. Condition 3 relates to external materials, 4 to landscaping, 5 to tree protection, 10 to travel plan, 11 to construction method statement, 13 to archaeology, 14 to carbon emissions.		
Type of Development:			
Site Visit Made:	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

Environmental Health has reviewed the submitted document titled "Construction Environmental Management Plan (CEMP) – GTO Workshop" in support of discharging Condition 11 of planning permission 250452. The condition requires the submission and approval of a Construction Method Statement (CMS) to control environmental impacts arising from demolition and construction activities.

The submitted document is noted to be presented as a Construction Environmental Management Plan rather than a standalone Construction Method Statement. However, having reviewed the content in detail, Environmental Health is satisfied that the document appropriately addresses the environmental considerations relevant to this condition.

In particular, the CEMP provides sufficient detail in relation to the control of construction noise, including the adoption of recognised standards, appropriate working hours and the use of mitigation measures where required. The proposed hours of operation are clearly defined and are considered acceptable in protecting the amenity of nearby receptors.

The document also includes a comprehensive approach to managing dust and emissions, with appropriate mitigation measures such as suppression techniques, monitoring and general site management practices. These measures are considered proportionate to the scale and nature of the development and are sufficient to minimise the potential for nuisance.

No specific odour-generating activities have been identified within the submitted CEMP, and as such the potential for odour nuisance is considered low. The general site management and good practice measures outlined are deemed sufficient to control any minor emissions that may arise during construction. In addition, there is no indication within the submission that piling works are proposed as part of the development. On this basis, Environmental Health is satisfied that these elements do not pose a significant risk and do not require further detailed control at this stage.

On this basis, Environmental Health raises no objection to the discharge of Condition 11. The submitted CEMP is considered acceptable and provides an appropriate framework to manage potential environmental impacts associated with the development.

Conditions & Reasons (if required)			
n/a			
Date:	18.06.2026	Signed:	<i>K.Pates</i>