

Date: 10 March 2025
Application: 250544



**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: 250544

Applicant: Mr Nick Towers

Site Address: 63 High Street, Wargrave, Wokingham, RG10 8BU

Parish: Wargrave

Grid Reference: Easting - 478600, Northing - 178654

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 222150 dated 25.11.2022 as varied by application 242841. Condition 3 relates to materials, 4 to archaeological works, 5 to excavation works, 6 to construction

method statement, 7 to drainage, 8 to landscaping scheme, 9 to protection of trees, 10 to biodiversity enhancements, 11 to lighting scheme.

Case Officer: Ben McEwan

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 250544. 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:	AC		
Service	WBC Highways	App No:	250544
Address:	63 High Street, Wargrave, Wokingham, RG10 8BU.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 222150 dated 25.11.2022 as varied by application 242841. Condition 3 relates to materials, 4 to archaeological works, 5 to excavation works, 6 to construction method statement, 7 to drainage, 8 to landscaping scheme, 9 to protection of trees, 10 to biodiversity enhancements, 11 to lighting scheme.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

☒ Further details required

Comments On Proposal

Condition 6 – Construction method statement (CMS)

The submitted CMS refers to a construction layout plan however I have been unable to find this. This is required to be provided.

The CMS layout plan shall provide further details for the following areas in respect of Highways:

- Indicate area for site operative parking
- An area to be kept clear for turning, unloading and loading
- An area for site storage (so as not to obstruct parking and turning areas)
- The location of the wheel wash.

The CMS shall be updated with further information on the following:

- Provide details of the frequency of deliveries and type of delivery vehicle anticipated. HGV's may have difficulty accessing the site, so all deliveries may need to be instructed using smaller vehicles.
- The use of a banksman for all HGV deliveries. No reversing shall take place without a banksman present.
- The condition of Backsideans shall be monitored and any damage from construction vehicles to be made good, in accordance with local highway authority requirements.

- State that 'no site operative or contractor parking' shall take place on Backsideans.
- Security gates shall be set back to enable vehicles to pull clear of the carriageway of Backsideans.

Date:	12/3/25	Signed:	AC
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