

Date: 25 October 2024
Application: 242698



WOKINGHAM
BOROUGH COUNCIL

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 242698

Applicant: Mr Jon Furneaux

Site Address: 6 Land At Rear Of, Johnson Drive, Finchampstead, Wokingham, RG40 3NW

Parish: Finchampstead

Grid Reference: Easting - 480593, Northing - 165183

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 223592 dated 09.06.2023. Condition 3 relates to site remediation; 4 to construction management plan and method statement; 6 to protection of trees; 7 to landscaping; 10 to highway construction details; 11 to access construction; 12 to bin collection; 14 to external materials; 16 to electric vehicle charging; 27 to programme of archaeological work. (retrospective)

Case Officer: Andrew Chugg

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 242698. 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:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	242698
Address:	6 Land At Rear Of, Johnson Drive, Finchampstead, Wokingham, RG40 3NW.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 223592 dated 09.06.2023. Condition 3 relates to site remediation; 4 to construction management plan and method statement; 6 to protection of trees; 7 to landscaping; 10 to highway construction details; 11 to access construction; 12 to bin collection; 14 to external materials; 16 to electric vehicle charging; 27 to programme of archaeological work. (retrospective)		
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			
No EH Objection, I do note the applicant states in their CMS at h) that <i>There are no anticipated works that will cause noise at such a level that abatement measures would be necessary</i>. In all other respects the CMS is fine, this could have been written better, building works are inevitably noisy, I am aware that the applicant intends that 'there will be no noise over and above that which would be ordinarily expected for a build of this kind, and permitted working hours will be adhered to, to mitigate noise, to ensure no abatement measures are necessary'. As I will be monitoring this site as works progress anyway to ensure that there is in fact no noise at such a level that abatement measures are necessary, I am confident to recommend discharge of the above conditions.			
Conditions & Reasons (if required)			
Date:	10/12/2024	Signed:	C Christofis