

Date: 15 January 2025
Application: 250059



**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: 250059

Applicant: Mr Rishi Dhamecha

Site Address: Travis Perkins, Woodley Green, Woodley, Wokingham, RG5 4QP

Parish: Woodley

Grid Reference: Easting - 476851, Northing - 173468

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 242049 dated 15/11/2024. Condition 7 relates to a Construction Method Statement and condition 8 to Archaeology.

Case Officer: Marcus Watts

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 250059. 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:	JP		
Service	WBC Highways	App No:	250059
Address:	Travis Perkins, Woodley Green, Woodley, Wokingham, RG5 4QP.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 242049 dated 15/11/2024. Condition 7 relates to a Construction Method Statement and condition 8 to Archaeology.		
Type of Development:			
Site Visit Made:	Yes/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

The proposal seeks consents for discharging conditions 7 and 8 for Planning Application Reference 242049. This memo responds on the submissions related to highway grounds.

Condition 7 – Construction Method Statement

A CMS (including the delivery vehicle routes and site logistic plan) has been submitted, which is welcomed. The submission outlines working hours to be from 08:00 to 18:00 on Mondays to Fridays and from 08:00 to 13:00 on Saturdays. Deliveries are proposed to be within working hours, but to be started after 09:00 during weekdays.

Site access points, holding/turning area, materials storage and contractor parking details are provided on the site logistic plan. The anticipated traffic volumes of the site have been provided.

The applicant suggests that 8 parking spaces will be provided on-site and this will be on a permit basis. Up to a total of 75 staff will be employed for peak construction period. The Highways assumed that up to 75 staff will be working on-site at the same time.

While the Highways acknowledge that there are half-hourly bus services within acceptable walking distance, in view of the site location and no travel plan measures have been proposed, the proposed 8 parking spaces (indicates up to 89% of staff will use sustainable travel modes) appear to be are unrealistic. Clarification is required.

Vehicles are proposed to be accessed and egressed on Woodley Green via Church Road, Butts Hill Road, Heasley Road East, Spitfire Way, Miles Way, The Bader Way and the A3290. The proposed route will unlikely pass-through the town centre and have the least impacts to the residential area, which is acceptable.

Double vehicular site entrance gates are proposed along the site boundary. As Woodley Green is an adopted highway, the site gate is required to be set back for the length of the largest vehicles to accommodate sufficient waiting area within the red line.

Hoarding, site fencing details, wheel washing area, dust and dirt control measures and recycling arrangements are proposed.

It shall be noted that the CMS may subject to further comments from the environmental health team.

Conditions & Reasons (if required)			
Date:	17/1/2025	Signed:	JP