

Date: 24 June 2025
Application: 251025



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: 251025

Applicant: The Owner and/or Occupier

Site Address: ReadyPower House, Molly Millars Lane, Wokingham, RG41 2BH

Parish: Wokingham Town

Grid Reference: Easting - 480709, Northing - 167967

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 241745 dated 21/03/25. Condition 5 relates to a construction management plan and 15 to water efficiency.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 251025.

The new details are as follows: **Revised CEMP received**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Joanna Carter.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Joanna Carter
Service	WBC Highways	App No:	251025
Address:	ReadyPower House, Molly Millars Lane, Wokingham, RG41 2BH.		
Type of Development:			
Proposal:	Application for submission of details to comply with the following conditions of planning consent 241745 dated 21/03/25. Condition 5 relates to a construction management plan and 15 to water efficiency.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☒ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The Highways received the revised CMP to address to the Highways responses dated 1st May 2025 regarding the route of construction traffic.

It is proposed that construction vehicles will access and egress via Molly Mollars Bridge, Molly Millars Lane, the B3349 (Barkham Road and Langley Common Road), the A327 (Eastern Relief Road, Arborfield Road and Observer Way), the B3270 and junction 11 of M4 in both directions. The proposed route is acceptable.

The Highways have no further comments on the CMP and recommend discharging Condition 5.

Conditions & Reasons (if required)

Date:	25/6/2025	Signed:	JP
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