

Date: 8th August 2025
Application: 251336



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 251336

Applicant: Hollie Howe

Site Address: Nigra Building (The Mulberry Centre), Mulberry Business Park,
Fishponds Road, Wokingham, RG41 2GY

Parish: Wokingham Town

Grid Reference: Easting - 480220, Northing - 167739

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 242136 dated 06.01.2025. Condition 8 relates to Construction Method Statement.

Case Officer: Mark Croucher

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 251336. 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:	Ben Amey Principal Highways Development Management Officer		
Service	WBC Highways	App No:	251336
Address:	Nigra Building (The Mulberry Centre), Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 242136 dated 06.01.2025. Condition 8 relates to Construction Method Statement.		
Type of Development:	Erection of employment building within Land Use Classes B2 and B8 with new vehicular access and associated infrastructure.		
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 LHA requested further information on 20th June 2025. A revised CMP was provided on 28th July 2025.

The LHA require amendment of the route proposed for construction HGVs and provision of the Euro VI Emissions Standard for Construction Vehicles. Additional comments are provided in **Blue** and **Green** below; below the previous comments.

Condition 8 of planning permission no. 242136 is worded as follows:

'No development shall take place until details of a scheme (Construction Method Statement) to control the environmental and highway effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:(i) the control of noise (ii) the control of dust, smell and other effluvia (iii) the control of rats and other vermin (iii) the control of surface water run-off (iv) the proposed method of piling for foundations (if any) (v) proposed construction and demolition working hours (vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site. (vii) The management of site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period. The development shall be carried out in accordance with the approved scheme'.

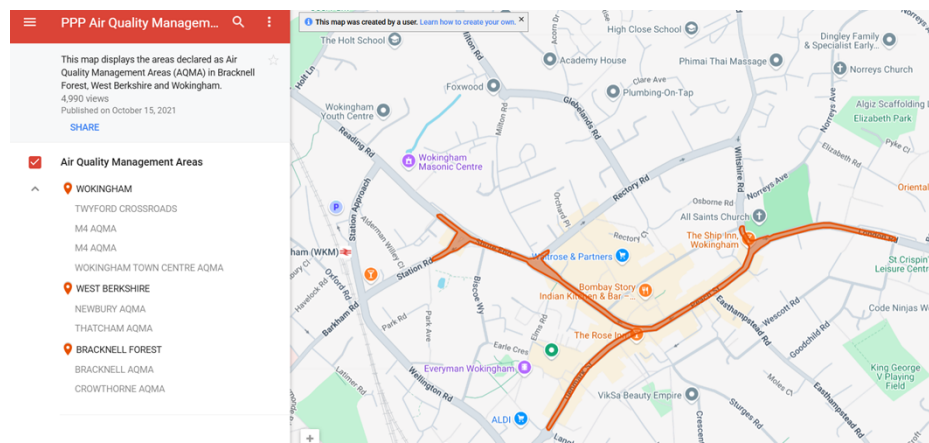
The information required is set out below.

Condition 8: Construction Method Statement

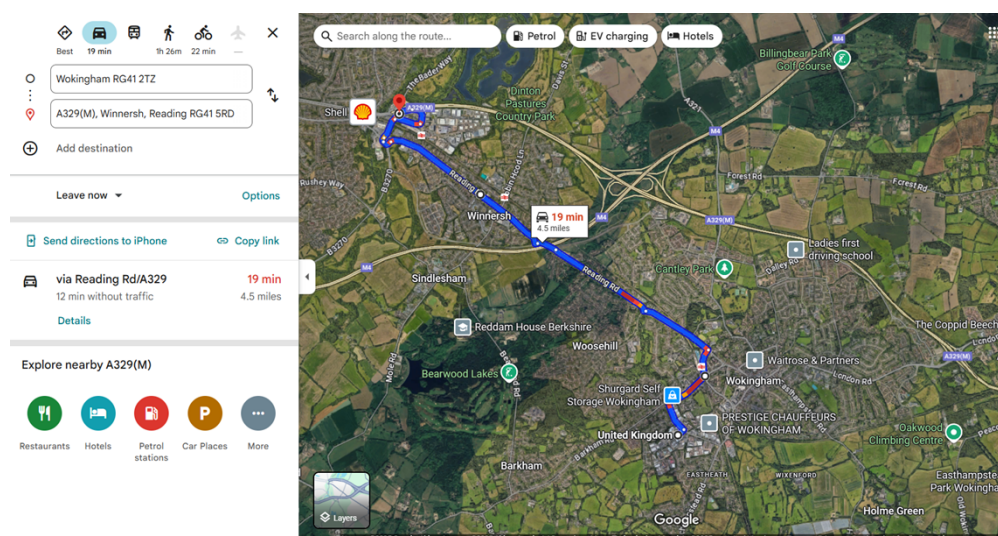
1. The LHA request no deliveries between 8am – 3pm to to minimise number of HGVs on the road network during the peak hours. The CMP should be updated to confirm deliveries by HGVs will be made outside of these times.
 - a. The LHA still require amended of delivery hours. The updated CMP revers to no deliveries between 9am – 3pm and the developer has not made it clear why deliveries cannot be restricted between 0800 – 0900 as well.
 - b. The LHA accept the delivery hours offered on the understanding it is not possible to restrict deliveries between 0800 – 0900.
2. The CMP should confirm the **Vehicle Types** to be used in construction and provide swept path analysis which demonstrates suitable turning space for the largest vehicles on the construction layout (i.e. this maybe a 16.5m low loader, 10m rigid tipper truck and a mobile crane).
 - a) The LHA welcome provision of the vehicle types and swept path analysis, however the swept paths should be provided on a full drawing. The swept paths are provided as screenshots and do not allow the LHA to easily check these details.
 - b) The LHA accept confirmation of the vehicle types and the swept paths submitted which demonstrate suitable turning space.
3. **Construction Gate Setback** of 16.5m and gates to open inwards to ensure construction vehicles do not block the flow of traffic on Fishponds Road.
 - a) The LHA welcome the revision of the site plan to provide a gate setback 16.5m from the edge of the highway.
 - b) The LHA accept the revised setback due to depth of the site and proposed management of deliveries to avoid blocking back onto Fishponds Road.
4. A **vehicle routing plan** is requested which shows HGV route to/from the site and demonstrates HGVs will avoid any weight/height restrictions on the surrounding road network.
 - a) The LHA require the HGV route to be amended to avoid the roads within Wokingham Town Centre. The route suggested by the developer shows HGVs routeing along Rectory Road which would only facilitate departures; and Wokingham's one-way system means arrivals would enter via the Peach Street/Broad Street Route due to Wokingham's one-way system. It is not desirable to increase number of vehicles using Peach Street/Broad Street to protect both Highways Safety and Air Quality. This is because it has high levels of pedestrian activity and falls within the Wokingham Town Centre

Air Quality Management Area (AQMA). The Wokingham AQMA is shown below.

- b) The LHA accept the revised routing plan which shows HGVs will route along Station Road/Approach and Reading Road instead of through the AQMA/Town Centre.**



WBC require the construction HGVs to join the motorway at the A329M/A3290 Winnersh Junction. The HGVs should use Barkham Road, Station Road and Reading Road (A329) as shown below:



5. The CMP should confirm the emissions standard for vehicles and non-mobile machinery/plant on site. A Euro VI emissions standard is the requested minimum standard for all vehicles and non-mobile machinery/plant used on the site. This is to minimise the air quality impact of construction on the surrounding area.
- a) **The revised CMP received 28th July 2025 does not mention the Euro VI Emissions Standard and the LHA require that vehicles on site and machinery comply with this emissions standard.**
 - b) **The LHA welcome confirmation that on-site machinery and plant will comply with the Euro VI Emissions Standard.**

Date:	8 th August 2025	Signed:	Ben Amey
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