

Date: 19 November 2024
Application: 242871



**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: 242871

Applicant: Mr Hardeep Hans

Site Address: Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX

Parish: Woodley

Grid Reference: Easting - 476203, Northing - 173231

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 241468 dated 10/10/2024. Condition 3 refers to external materials, condition 4 ground and building levels, condition 5 landscaping, condition 6 contamination, condition 7 construction management, condition 8 lighting, condition 9 electrical vehicle charging, condition 10 energy statement, condition 11 details of boundary walls and fences, condition 12 noise, condition 13 noise insulation, condition 14 odour and condition 15 cycle parking.

Case Officer: Connie Davis

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 242871. 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:	242871
Address:	Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX.		
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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 3-15 for Planning Application Reference 241468. This memo responds on the sections of the submission related to highway grounds.

Condition 7 – Construction Management

A Construction Traffic Management Plan, including the construction site layout, have been submitted.

The typical working hours are 09:00-17:00 Monday to Friday and 09:00-12:00 Saturday. The applicant confirms that deliveries will be via appointments and all will be between 09:30 and 16:30, which is acceptable. The proposed routing arrangements in Appendix C are acceptable.

The proposed parking, loading/unloading, material storage areas, hoarding and wheel washing outlined in the CTMP and indicated in Appendix E are acceptable.

Dust and dirt control measures, waste disposal and recycling arrangements are proposed.

The Highways have no objection in discharging Condition 7.

Condition 9 – Electric Vehicle Charging

There is no objection to the proposed positions of EVCP.

However, the Highways will expect to see the product specifications to discharge this condition. This may be also subject to further authorisation via Building Control.

Condition 11 – Details of Boundary Walls and Fences

The proposed gate, boundary walls and fences are set back from and have no impact to the public highways, which is acceptable.

The Highways have no objection in discharging Condition 11.

Condition 15 – Cycle Parking

The proposed 17 semi vertical cycle racks and 1 accessible Sheffield stand for the residential units and 4 wall mounted vertical cycle racks for retail uses. All are in secured, sheltered and accessible locations.

In view of the nature of the residential flats and limited spaces on-site, the proposed cycle provisions are acceptable.

The Highways have no objection in discharging Condition 15.

Conditions & Reasons (if required)

Date:	20/11/2024	Signed:	JP
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