

Development Management
Reading Borough Council
Civic Offices, Bridge Street
Reading, RG1 2LU

Dear Sir/Madam

Discharge of Condition 13 (Construction Method Statement) — Application No. PL/26/0241

Site: 1 Christchurch Road, Reading, RG2 7AB

We write further to the grant of full planning permission dated 8 September 2026 for the change of use of the existing Doctors Surgery to three Class C3 flats and associated works at the above site. This letter and accompanying Construction Method Statement are submitted to discharge Condition 13, which requires the Statement to address matters (a) to (i) below prior to commencement of development.

The site is a single, self-contained plot with its own vehicular access from Christchurch Road; there is no reliance on the wider highway network for site compound, parking or storage purposes, and no footpath or road closures are required to carry out the permitted works.

a) Parking for site operatives and visitors

All site operative and visitor parking will be accommodated on site, within the existing hardstanding/car park area to the north of the building (the area subject to the remediation scheme submitted to discharge Condition 8, and ultimately to be converted to private garden on completion). This area will be retained as the site compound and parking area throughout the construction period and reinstated/converted to garden use only once construction traffic is no longer required.

- A marked-out parking layout will be maintained within this area, sized to the maximum number of operatives/vehicles expected on site at any one time.
- Visitors and delivery drivers will be directed to the same on-site area via the site access; no on-street parking by site personnel will be permitted.
- Unauthorised parking will be managed by the site manager (see below) through a daily briefing of subcontractors and a clearly signed site entrance; repeat non-compliance will result in a subcontractor being asked to leave site for that visit.

b) Storage of plant and materials

Plant and materials will be stored within the site boundary, in the same compound area described above, away from the retained tree root protection areas identified in the Arboricultural Method Statement (Venners Arboriculture, February 2026). Materials will be stacked clear of the highway boundary and covered/secured overnight.

c) Security hoarding

Temporary security hoarding (minimum 2.4m, or as otherwise agreed with the Local Planning Authority given the site's setting within a conservation area) will be erected around the site perimeter/compound area prior to works commencing, and maintained in good condition throughout the construction period. Hoarding will be inspected weekly by the site manager, with any graffiti or fly-posting removed within 48 hours of being identified.

d) Footpath and road closures

No footpath or road closures are required. All works, deliveries, plant movements and material storage will take place wholly within the site boundary via the existing vehicular access from Christchurch Road. Should any closure become necessary at a later stage (e.g. for a specific crane lift or delivery), a separate application will be made to the Highway Authority in accordance with Informative 3 of this permission, and the Local Planning Authority notified.

e) Wheel washing facilities

A wheel-wash/wash-down facility (bowser and stiff-brush wash-down area, or equivalent) will be provided at the site exit onto Christchurch Road. All vehicles leaving the site during groundworks, demolition and the

remediation works discharging Condition 8 will be inspected and washed down as necessary before re-entering the public highway, to prevent mud and debris being tracked onto the road.

f) Waste recycling scheme

Construction, demolition and packaging waste will be segregated on site into skips/bins for: general/mixed construction waste, timber, metals, plasterboard, and inert/rubble material, each collected by a licensed waste carrier and directed to appropriate recycling facilities in accordance with the waste hierarchy. No materials or green waste will be burnt on site, in accordance with Condition 14. Waste transfer notes will be retained for the duration of the works.

g) Site lighting

Site lighting will be limited to that required for safe working during permitted hours (see below) and for security purposes outside those hours. Any security lighting will be directional, cowled, and positioned to avoid light spill onto neighbouring residential properties, in accordance with good practice and the amenity considerations underlying Policy CC8 of the Reading Borough Local Plan 2019.

h) Control of dust, dirt and airborne pollutants

- Materials likely to generate dust (e.g. during demolition, floor lowering in the basement, and removal of hardstanding) will be dampened down as necessary.
- Site compound and access routes will be kept clean, with regular sweeping and use of the wheel-wash facility described above.
- Skips and stockpiles of loose or fine material will be covered when not in active use.
- Cutting of masonry, blockwork or similar materials will use water suppression or on-tool extraction where practicable.

i) Control of noise

- All construction, demolition and associated deliveries will be limited to the hours permitted under Condition 12: 0800–1800 Monday to Friday and 0800–1300 on Saturdays, with no works on Sundays or Bank/Statutory Holidays, unless otherwise agreed in writing with the Local Planning Authority.
- Plant and equipment will be well maintained and fitted with appropriate silencers where applicable.
- Noisier operations (e.g. demolition, structural alterations) will, so far as practicable, be programmed for the middle of the permitted working day rather than at the start or end, to minimise disturbance to neighbouring residents.
- Radios and personal audio equipment will not be audible beyond the site boundary.

Site Management Responsibility

The works will be managed by Suki (Jarvs Property Partnership), acting as principal contractor for the duration of the construction period, who will be the day-to-day point of contact for the measures set out in this Statement and for any queries from the Local Planning Authority or neighbouring occupiers.

The measures within this Statement will be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority, in accordance with Condition 13.

We trust this Construction Method Statement is sufficient to discharge Condition 13 and would be grateful for written confirmation in due course. Please do not hesitate to contact us should any further information be required.

Yours faithfully,

Suki
Jarvs Property Partnership
Agent for Mr and Mrs S and J Dhanjal