

CONDITION 4: CONSTRUCTION METHOD STATEMENT**N FAMILY CLUB – READING POD**

Site	3-5 Craven Rd, Reading RG1 5LE
Local Planning Authority	Reading Borough Council
Application Reference	PL/26/0444
Prepared by	N Family Club
Date / Revision	September 2026 / Rev. A

CONDITION WORDING

No development shall commence, including any demolition works, until a site-specific Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect neighbouring amenity and highway safety during construction, in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019 and Paragraphs 115 and 135 of the NPPF.

CONDITION RESPONSES**A. The Parking of Vehicles of Site Operatives and Visitors**

The existing car park is underutilised as does not currently reach maximum capacity. In line with this, it has been agreed with the nursery team that for site operatives and visitors there will be designated space for 2 cars in the car park of the nursery.

Any additional vehicles of site operatives and visitors will park off site using paid on-street parking bays on Erleigh Road and adjacent streets. There is no proposed impact on the existing parking operation for the nursery team and parents.

Access to the site will be managed by the General Contractor, with any operatives and visitors clearly briefed on parking protocols prior to attendance.

An area of the site will be designated as a welfare, site setup, and deliveries compound, secured behind Heras fencing, as outlined in Section (c) below. Delivery vehicles will be required to use this area for unloading. A delivery schedule will also be utilised to ensure deliveries avoid peak times for parent drop-off and collection, and ensure vehicle access is staggered throughout the day to avoid congestion.

B. Storage of Plant and Materials Used in the Constructing the Development

Plant and materials will be stored in the site compound area, secured behind Heras fencing as outlined in Section (c) below. This area will be non-accessible for anyone except the site team.

C. The Erection and Maintenance of Security Hoardings Around the Site

The works area / site compound will be segregated with a secure Heras fence – the site area is located at the rear of the car park, facilitating simplified separation from the staff / parent accessed areas. Visitors and operatives will be required to sign in / out on every shift to control site access.

The Heras fencing will be installed within the existing secure nursery boundary, with no frontage onto public highways. As such, there is no of risk graffiti or fly posters,

D. Footpath Closures/ Road Closures Needed During Construction

No footpath or road closures are required as the site is accessed from within the existing nursery car park.

E. Wheel Washing Facilities

No wheel washing facilities are required. The vehicles will be parked on existing areas of hardstanding and will not be required to drive into the construction areas. There is no proposed demolition, and associated mud/debris is anticipated to be minimal.

F. Recycling Waste from Construction Works

All site waste will be removed by the contractor's licensed waste collection and recycling service, GoGreen. GoGreen offers a range of services, including:

- Single Waste Streams: Closed-loop recycling for plastic, glass, paper, metal, wood, and cardboard, with rebate options available for high-volume streams
- Specialised Waste: Hazardous and technical waste compliance, recycling, and e-waste
- Groundworks & Soil: Earthworks, excavation, end-to-end soil testing and remediation

These will be employed as required for the Garden Pod works. The garden pod is proposed on an area of underutilised brownfield land, with minimal demolition / excavation required.

As set out in the approved Sustainability Statement, the site aims to reduce construction waste by:

- Off-Site Manufacturing: Where possible, elements of the pod will be designed for off-site pre-fabrication. This enables precision engineering to minimise "cut-off" waste.
- Circular Material Economy: materials are prioritised that are either high in recycled content, or fully recyclable at the end of their lifecycle, ensuring the pod remains a sustainable asset through to its eventual disassembly.
- Reduced On-Site Logistics: using pre-fabricated elements, such as the timber frame and cladding, the pod is delivered as a precision-engineered unit, reducing on-site waste compared to traditional masonry construction.