

PLANNING REF : 250823
PROPERTY ADDRESS : 1 Messenger Road
: Woodley, Berkshire
: RG5 4TR
SUBMITTED BY : Mr John Irwin
DATE SUBMITTED : 18/04/2025

COMMENTS:

Objection to Planning Application Number 250823

I am writing to formally object to planning application 250823, which seeks to vary condition 32 of planning consent 213106 (granted at appeal, ref: APP/X0360/W/22/3306963), as varied by Section 73 of the Town and Country Planning Act 1990 (as amended) planning permission 242532. This application pertains to the proposed erection of five buildings for commercial development to provide flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, formation of new accesses, and landscape planting, following the demolition of existing buildings. Specifically, condition 32 concerns the timing of deliveries at Units 9 and 10, and the proposal seeks to lift this restriction for Unit 9 only.

My objections are based on the following grounds:

Noise Pollution: The proposed lifting of delivery timing restrictions for Unit 9 to allow 24-hour deliveries is likely to result in increased noise levels at all hours of the day and night. This will significantly impact the quality of life for residents in the surrounding area, many of whom are families with young children and elderly individuals who are particularly sensitive to noise disturbances.

Traffic and Safety Concerns: Allowing unrestricted delivery times could lead to increased traffic congestion on Headley Road East, a road that is already busy during peak hours. The additional heavy vehicle traffic poses a safety risk to pedestrians and cyclists, especially considering the proximity of local schools and residential areas.

Environmental Impact: The increase in delivery vehicles will contribute to higher levels of air pollution, which is detrimental to the health of local residents and the environment. The proposed noise management plan for Unit 9 does not adequately address these concerns.

Precedent for Future Applications: Approving this variation could set a precedent for future applications to lift similar restrictions, leading to a cumulative negative impact on the community. It is essential to maintain strict control over delivery timings to protect the residential character of the area.

In conclusion, I urge the planning committee to reject this

application to vary condition 32. The potential negative impacts on noise levels, traffic safety, environmental health, and community well-being far outweigh any benefits that may be derived from lifting the delivery timing restrictions for Unit 9.

Thank you for considering my objections.

Yours sincerely,
John Irwin