

Date: 15 July 2025
Application: 251658



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 251658

Applicant: Ms Hollie Howe

Site Address: Nigra House, Mulberry Business Park, Wokingham, RG41 2GY

Parish: Wokingham Town

Grid Reference: Easting - 480217, Northing - 167740

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent (242136) dated 21/08/2024. Condition 5 relates to Arboriculture, 11 to Lighting, 12 to Drainage, 15 to Highway Safety & Convenience, 24 to Employment Skills and 26 to Acoustics.

Case Officer: Tariq Bailey-Biggs

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 251658. 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:	Obi Onyechi EHO		
Service	WBC Environmental Health	App No:	251658
Address:	Nigra House, Mulberry Business Park, Wokingham, RG41 2GY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent (242136) dated 21/08/2024. Condition 5 relates to Arboriculture, 11 to Lighting, 12 to Drainage, 15 to Highway Safety & Convenience, 24 to Employment Skills and 26 to Acoustics.		
Type of Development:			
Site Visit Made:	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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

This memo provides Environmental Health consultee comments regarding the acoustic report (TIP-401 Rev: 5.1, November 2023) submitted in support of the planning application. The report evaluates the acoustic performance of CA Group's Twin-Therm roof and wall cladding systems in relation to sound insulation, internal noise absorption, and rain noise control.

Sound Insulation (Rw):

Standard roof and wall cladding systems achieved Weighted Sound Reduction Index (Rw) values of 42–46 dB.

Enhanced specifications incorporating barrier mats and rock fibre slabs achieved up to 52 dB.

These results demonstrate effective mitigation of external noise sources (traffic, aircraft, industrial).

Sound Absorption:

Standard metal liners provide low absorption.

Perforated liners with mineral fibre infill improve internal acoustic conditions but require additional vapour control layers, which may reduce performance.

Rain Noise:

Rainfall noise on cladding systems was measured between 50–54 dB, which is substantially better than insulated panel systems (~62 dB).

Incorporation of foam pads beneath liners further reduces rain noise by ~2 dB.

Conclusion & Recommendation

The submitted acoustic report demonstrates that the proposed Twin-Therm systems can provide effective sound insulation and rain noise reduction suitable for a variety of developments. Where developments are located near sensitive receptors or high ambient noise environments, enhanced acoustic specifications (up to 52 dB Rw) should be considered.

It is advised that the applicant engages an acoustic consultant to ensure compliance with site-specific noise conditions and planning requirements.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	05/09/2025	Signed:	O.Onyechi
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