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Mark Croucher
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

18th July 2024

Dear Mark,

SUBMISSION OF DETAILS TO DISCHARGE CONDITION 5 (NOISE IMPACT ASSESSMENT) PURSUANT TO PLANNING PERMISSION REF: 210233 AT SAND MARTINS GOLF CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM, RG40 3RQ

On behalf of our client, Sand Martins Golf Club Ltd, we enclose an application requesting the approval of details required to discharge Condition 5 of Full Planning Permission (210233). Permission was granted on 24th June 2021 for the following:

“Full application for the proposed erection of a Greenkeepers building, 2no. water storage tanks, with irrigation plant, service yard, new access from Evendons Lane, boundary fencing, associated landscaping and car parking.”

The wording of Condition 5 was amended on 7th March 2024 following the approval of an application for non-material amendments (240402). As a result, **Condition 5** now states that:

“Prior to occupation of the development, a noise impact assessment shall be submitted to the local planning authority for written approval to address the following:

- *Noise from fixed plant and machinery within the compound*

Prior to above ground construction, a noise impact assessment shall be submitted to the local planning authority for written approval to address the following:

- *Noise from activity in the proposed service yard*
- *Noise breakout from the green-keepers building*
- *Hours of use/operation*

The noise impact assessments shall include details of a noise mitigation measures and these must be implemented before the development hereby approved is occupied. The approved noise mitigation measures shall be retained and maintained thereafter.”

Along with an Application Form and this Cover Letter, a Noise Impact Assessment has been prepared by DBA Acoustics in support of this application. This Noise Impact Assessment includes the details relating to noise from activity in the proposed service yard, noise breakout from the green keepers building and hours of use/operation. This application therefore seeks the discharge of the information which is required by Condition

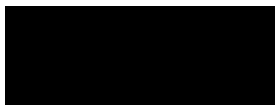
5 prior to above ground construction only. A noise impact assessment including details relating to noise from fixed plant and machinery within the compound will be submitted at a later date to discharge the information which is required by Condition 5 prior to occupation of the development.

For clarity, this application therefore seeks a part discharge of Condition 5.

The planning application fee of £145 (excluding the portal service fee) has been submitted to the Council via the Planning Portal.

We hope this application can be validated swiftly and a positive decision to approve these details will be forthcoming. Should you have any questions, please do not hesitate to contact myself or my colleague Christopher Collett (christopher.collett@carterjonas.co.uk).

Yours sincerely



Ralph Elliott

Senior Planner

Carter Jonas on behalf of Sand Martins Golf Club

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