

Date: 3 June 2025
Application: 251040



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 251040

Applicant: Val Wyatt Marine Ltd

Site Address: Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, Wokingham, RG10 8LH

Parish: Wargrave

Grid Reference: Easting - 478506, Northing - 179315

Type of Development: Minor All other developments

Proposal: Full application for proposed works at Willow Marina including installation of PV panels and replacement uPVC fenestration, re-cladding of existing buildings and replacement of wall and roof sheeting, plus resurfacing of existing hardstanding and installation of a new sewage treatment plant and a filtration system.

Case Officer: Rowan Reynolds

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 251040. 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 EH Officer		
Service	WBC Environmental Health	App No:	251040
Address:	Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, Wokingham, RG10 8LH.		
Proposal:	Full application for proposed works at Willow Marina including installation of PV panels and replacement uPVC fenestration, re-cladding of existing buildings and replacement of wall and roof sheeting, plus resurfacing of existing hardstanding and installation of a new sewage treatment plant and a filtration system.		
Type of Development:	Minor All other developments		
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.

The Environmental Protection Team has reviewed the submitted planning application and provides the following comments in relation to potential environmental health impacts associated with the proposed works.

1. Installation of PV Panels, uPVC Fenestration, and Building Cladding Works

These works are generally considered low risk in terms of environmental health impact. However, during construction or refurbishment phases, there may be **temporary noise and dust emissions** associated with:

- Cladding and sheeting removal
- Cutting and fixing of panels
- Use of powered tools and machinery

Recommendation:

It is advised that construction works adhere to the following standard **construction hours**:

- 08:00–18:00 Monday to Friday
- 08:00–13:00 Saturdays
- No working on Sundays or Bank Holidays

If the proposed works involve the removal of **existing asbestos cement sheeting** from walls or roofs, appropriate asbestos management procedures must be followed in line with **HSE guidance (HSG264 and CAR 2012)**. A licensed contractor should be used where required.

2. Resurfacing of Hardstanding Areas

The resurfacing of existing hardstanding is not expected to result in significant environmental health impacts. However, **dust suppression measures** should be implemented during ground preparation works, particularly in dry or windy conditions.

Recommendation:

Use of best practical means to control dust emissions during resurfacing works, such as use of water suppression or dust sheets as needed.

3. Installation of Sewage Treatment Plant and Filtration System

The installation of a new sewage treatment plant (STP) and filtration system introduces potential concerns regarding:

- Odour emissions
- Effluent discharge compliance
- Maintenance and failure procedures
- Impact on watercourse (if discharging)

If the sewage treatment plant is to discharge to a watercourse, the applicant must obtain the relevant **Environmental Permit** from the Environment Agency. Discharge must comply with effluent standards to prevent pollution of controlled waters.

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:	19/08/2025	Signed:	O.Onyechi
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