

Date: 15 August 2024
Application: 241881



WOKINGHAM
BOROUGH COUNCIL

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 241881

Applicant: Mr William Hosking

Site Address: Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN

Parish: Wokingham Without

Grid Reference: Easting - 482337, Northing - 166704

Type of Development: Minor Dwellings (1-9)

Proposal: Full planning application for the proposed erection of 3 no. detached dwellings with associated access, car ports and landscaping, following demolition of the existing buildings on the site.

Case Officer: Kieran Neumann

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 241881. 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:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	241881
Address:	Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN.		
Proposal:	Full planning application for the proposed erection of 3 no. detached dwellings with associated access, car ports and landscaping, following demolition of the existing buildings on the site.		
Type of Development:	Minor Dwellings (1-9)		
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

I can see no historic flag for land contamination on our GIS mapping, I would always recommend an unexpected land contamination condition for safety

I have no concerns for noise from this proposal.

All waste from the demolition must be removed from site by a registered waste carrier, no burning on site would be permitted. If any asbestos is found, this must be removed according to the latest HSE guidelines by a suitably qualified and licenced contractor.

How the proposed new dwelling will be connected for potable water and foul/sewage will be fundamental to the success of the project, this should be made clear in the plans. If not mains connected the sewage treatment plant(s) must be in line with the current general binding rules.

Conditions & Reasons (if required)

Unexpected Land Contamination.

If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason - To ensure that any contamination of the site is identified at the outset to allow

remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Date:

10/09/2024

Signed:

C Christofis