

Date: 20 August 2025
Application: 251827



**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: 251827

Applicant: Bernard Gallagher

Site Address: University Of Reading Library, Shinfield Road, Reading, RG6 6EB

Parish: Earley

Grid Reference: Easting - 473510, Northing - 171769

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of a new substation, standby generator and associated below ground cabling to serve the Library and Park House, plus removal of end of service life substations to Library and Park House.

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 251827. 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:	251827
Address:	University Of Reading Library, Shinfield Road, Reading, RG6 6EB.		
Proposal:	Full application for the proposed installation of a new substation, standby generator and associated below ground cabling to serve the Library and Park House, plus removal of end of service life substations to Library and Park House.		
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.

Environmental Health Review and Assessment:

The proposal introduces a new containerised standby generator and substation to replace ageing infrastructure.

The nearest sensitive receptors are the boarding residences at Leighton Park School, approx. 350 m away.

A baseline noise survey (March 2025) identified daytime background at 49 dB LA90 and night-time at 44 dB LA90.

Noise modelling indicates generator operation would be at least 29–34 dB below background levels at the nearest receptors.

Operation is emergency-only, with limited short testing periods.

The assessment concludes the impact falls within the No Observed Effect Level (NOEL), with adverse effects highly unlikely.

The evidence demonstrates that the development will not cause adverse or significant adverse noise impacts. The proposal is consistent with CP1, CP3 and CC06 and national policy (NPPF, NPSE).

Environmental health raises no objection on noise grounds , the proposal accords with Wokingham Borough Council's planning policies.

Advisory: routine generator testing should be undertaken in daytime weekday hours (09:00–18:00) where practicable to minimise disturbance.

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:	30/09/2025	Signed:	O.Onyechi
--------------	------------	----------------	-----------