

Date: 4 November 2025
Application: 252580



**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: 252580

Applicant: Tesco Stores Ltd

Site Address: Shop Unit 7, Loddon Vale Centre, Woodley, Wokingham, RG5 4UL

Parish: Woodley

Grid Reference: Easting - 477348, Northing - 173468

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of 2 no. remote gas cooler units and 3 no. floor-mounted AC units with protective railings, plus erection of 2no 2.4m high timber fence enclosures and access gates, following removal of 3no. parking spaces and existing plant and enclosure (retrospective).

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 252580. 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 requested from the case officer.

Your observations are required in respect of this application by **25 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	252580
Address:	Shop Unit 7, Loddon Vale Centre, Woodley, Wokingham, RG5 4UL.		
Proposal:	Full application for the proposed installation of 2 no. remote gas cooler units and 3 no. floor-mounted AC units with protective railings, plus erection of 2no 2.4m high timber fence enclosures and access gates, following removal of 3no. parking spaces and existing plant and enclosure (retrospective).		
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 has reviewed the application, the submitted noise assessment demonstrates that the proposed plant noise levels will remain at or below existing background sound levels across daytime, evening and night-time periods, meeting BS 4142:2014+A1:2019 "low impact" criteria.

Subject to conditions, the proposal is compliant with Wokingham Borough Council Policy CC06 (Noise).

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.

Recommended Conditions

Condition 1 – Compliance with Submitted Noise Assessment

The plant shall be installed, operated and maintained strictly in accordance with the sound power levels, operational hours, layout and mitigation measures specified within the KR Associates Noise Impact Assessment KR07606 (02/12/2024). No alternative equipment or variation in operation shall be used without the prior written approval of the Local Planning Authority.

Policy Reason:

Required to ensure noise impacts remain as assessed and to protect residential amenity in accordance with MDD Local Plan Policy CC06 (1 & 3), which requires development to demonstrate how noise impacts are controlled and mitigated.

Condition 2-Noise Limit (BS 4142 Rating Level)

The noise rating level from all fixed plant associated with the development shall not exceed the representative background sound level (LA90) at the nearest noise-sensitive façade, at any time of day or night. Compliance shall be assessed using BS 4142:2014+A1:2019.

Policy Reason:

To prevent adverse noise impacts and maintain sound levels at or below the No Observed Effect Level (NOEL) in accordance with Policy CC06, Appendix 1 (Noise & Vibration).

Condition 3-Retention of Acoustic Enclosures / Barriers

All plant enclosures, acoustic fencing and screening structures shown on the approved plans shall be installed prior to the plant being brought into use and shall thereafter be permanently retained and maintained.

Policy Reason:

To ensure necessary physical noise mitigation remains effective in line with Policy CC06 (3a-3c), which requires noise mitigation measures to be incorporated and retained where needed to prevent adverse impacts.

Condition 4- Repair or Replacement of Non-Compliant Plant

If the plant is found to operate above the noise levels predicted in the submitted Noise Impact Assessment, the equipment shall be repaired, attenuated or replaced within a reasonable period to restore compliance with Conditions 1 and 2.

Policy Reason:

To protect neighbouring residential amenity and ensure noise emissions do not exceed acceptable levels, in accordance with Policy CC06 (2 & 3)

requiring minimisation of noise from commercial development.

With the above conditions in place, the proposal is considered to comply with Wokingham Borough Council Policy CC06-Noise, the aims of the Noise Policy Statement for England, and BS 4142:2014+A1:2019.

Environmental Health raises no objection.

Date:	12/12/25	Signed:	O.Obi
--------------	----------	----------------	-------