

Date: 19 November 2024
Application: 242871



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 242871

Applicant: Mr Hardeep Hans

Site Address: Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX

Parish: Woodley

Grid Reference: Easting - 476203, Northing - 173231

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 241468 dated 10/10/2024. Condition 3 refers to external materials, condition 4 ground and

building levels, condition 5 landscaping, condition 6 contamination, condition 7 construction management, condition 8 lighting, condition 9 electrical vehicle charging, condition 10 energy statement, condition 11 details of boundary walls and fences, condition 12 noise, condition 13 noise insulation, condition 14 odour and condition 15 cycle parking.

Case Officer: Connie Davis

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 242871. 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:	242871
Address:	Library Parade, Crockhamwell Road, Woodley, Wokingham, RG5 3LX.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 241468 dated 10/10/2024. Condition 3 refers to external materials, condition 4 ground and building levels, condition 5 landscaping, condition 6 contamination, condition 7 construction management, condition 8 lighting, condition 9 electrical vehicle charging, condition 10 energy statement, condition 11 details of boundary walls and fences, condition 12 noise, condition 13 noise insulation, condition 14 odour and condition 15 cycle parking.		
Type of Development:			
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

My Comments as a consultee are from a public health perspective and relate to many of the conditions outlined above.

Condition 8. The Hanslink Ltd Lighting plan presented, dated October 2024, demonstrates that soft lighting has been selected for the proposal in line with best practice. No objection to discharge of condition

Condition 12. the BS4142 noise assessment by Hanslink Ltd dated October 2024 follows an approved methodology and concludes that if units of 64dB max noise output or less are utilised as part of the proposal, the noise levels at the nearest noise sensitive receptors is acceptable. Based on this no objection to condition discharge however, the report does go on to state that if units of higher noise emission levels are to be installed, additional mitigation is likely to be needed. This should take the form of either individual acoustic enclosures to the units or additional louvred screening, designed to meet a cumulative

noise at the nearest receptor position, of no more than 30dB(A), 5dB below the background level. This must be noted by the developer.

Condition 13. The Hanslink noise assessment in line with BS8233 dated October 2024 is accepted, this shows that balcony areas will fall in line with BS8233 Standards, No Objection to discharge

Condition 14. The report by Omnia dated October 2024 is very good, they have provided an appropriate quantitative assessment based on the proposed use of the café unit, should the nature of the occupier's business change in future we would look again at extraction requirements, No objection to discharge

Condition 6. The report provided by Hanslink dated October 2024 makes the following recommendations.

A site investigation will be required for geotechnical design and the contamination requirements can be incorporated into this survey. We would recommend the following contamination investigations:-

- 1. Sink a number of windowless sampling boreholes with in-situ geotechnical and contamination sampling and testing.*
- 2. Testing at the appropriate depths for future water supply pipework (WRAS Requirements), if required.*
- 3. Install ground gas and groundwater wells in two boreholes.*
- 4. Undertake contamination soil and groundwater laboratory analysis.*
- 5. Undertake a ground gas monitoring programme. Three visits are recommended across a 6-9 week period.*
- 6. Compile an interpretive report with recommendations in respect of the proposed development.*

We would recommend that this report is submitted to the Local Planning Authority for their approval, prior to undertaking the investigation works.

This work will need to be done and the report will need to be reviewed and accepted before discharge of the condition.

Condition 7. The report provided by Glanville for Hanslink dated October 2024 is adequate in its scope. For this proposal, the town centre location needs special consideration for lorry traffic, this is addressed in this report. There is no contractor contact details as yet; this is acceptable for discharge on the proviso that full contact details for the project and site management are forwarded to the local authority prior to commencement of major works. These details should be forwarded to planning and the Environmental Health and Highways Teams. No objection to discharge.

Conditions & Reasons (if required)

Date:	23/01/2025	Signed:	C Christofis
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