

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 March 2026

Application Number: 252580

Location: 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 (part-retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered (01_3450_01A), (02_3450_02E), (02_3450_02D_R1), (02_3450_02C_R1), (03_3450_03C_R1), (03_3450_03D_R1), (03_3450_03E_R1), received by the local planning authority on 22/10/2025, 29/10/2025 & 26/01/2026. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. 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.

Reason: 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.

3. Noise Limit - 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.

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).

4. 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.

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.

5. Repair of 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.

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.

6. Installation of Gates - The timber access gates to the rear of the enclosure, as shown on the approved plans, shall be installed within 3 months of the date of this permission and shall thereafter be retained and maintained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the rear of the enclosure is appropriately secured in the interests of reducing opportunities for anti-social behaviour, in accordance with Policy CP1 & CP3 of the Core Strategy.

7. PIN-Code Lock Gates - The access gates hereby approved shall be fitted with a PIN-code lock system. Prior to or concurrent with installation of the access gates, the PIN code shall be activated and issued to all adjoining landowners, occupiers, and statutory or service providers who reasonably require access to external doors, utility meters, or amenity areas for inspection, repair, or maintenance purposes. The PIN-code lock system shall thereafter be retained, kept operational, and maintained for the lifetime of the development, and any replacement or alteration to the system shall provide an equivalent level of access.

Reason: To ensure continued access to utility meters and external amenities of nearby properties and units and to prevent obstruction of essential services, in accordance with Policy CP1 & CP3 of the Core Strategy.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Recommendation and conditions/reasons agreed:



Date: 10/03/26

REMEMBER - The earliest date for a decision on this application is: **25 November 2025**