

Date: 29 April 2026
Application: 260866



**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: 260866

Applicant: Mr Mitch McDonagh

Site Address: Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU

Parish: Swallowfield

Grid Reference: Easting - 472857, Northing - 163496

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 253049 dated 30/01/2026. Condition 5 Asbestos Survey.

Case Officer: Abi Peacock

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 260866. 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 **21 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260866
Address:	Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 253049 dated 30/01/2026. Condition 5 Asbestos Survey.		
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

An Asbestos Refurbishment and Demolition Survey has been provided for the barn subject to the Class Q approval (Rear Barn / Barn A). The survey was undertaken by DL Surveying and is dated 8 April 2026 (reference GPF/2627/432). The report confirms that the survey was carried out in accordance with the Control of Asbestos Regulations 2012 and relevant HSE guidance, and that all accessible areas of the building were fully inspected as part of the assessment.

The survey concludes that no asbestos-containing materials (ACMs) were identified within the building. On this basis, no asbestos removal works are required prior to the proposed refurbishment or conversion works, and a formal asbestos removal plan is not necessary.

Notwithstanding the absence of ACMs, the applicant has confirmed that suitable precautionary measures will be adhered to during the course of the development. These include the immediate cessation of works should any suspect materials be discovered, assessment by a competent asbestos surveyor, removal by appropriately licensed contractors where required, disposal by registered waste carriers with consignment notes retained for a minimum of three years, and confirmation that no burning of waste will take place on site.

Having regard to the submitted asbestos survey and the confirmation that no ACMs are present within the application building, Environmental Health considers that the requirements of Condition 5 have been satisfactorily addressed. On this basis, Environmental Health raises no objection and is satisfied that Condition 5 can be discharged.

Conditions & Reasons (if required)			
n/a			
Date:	07.05.2026	Signed:	<i>K.Pates</i>