

Date: 29 July 2024
Application: 241861



**WOKINGHAM
BOROUGH COUNCIL**

SDL Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Environmental Health,

Approval of Reserved Matters Consultation

Application Number: 241861

Applicant: Wokingham Borough Council

Site Address: Land At Church Lane And Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB

Parish: Shinfield

Grid Reference: Easting - 472491, Northing - 167200

Type of Development: Major All other developments

Proposal: Application for the approval of reserved matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined.

Case Officer: Christopher Howard

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 241861. 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	SDL Environmental Health	App No:	241861
Address:	Land At Church Lane And Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined.		
Type of Development:	Major 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

I can see no threat to public health from this proposal and have no EH objection, I can see no historic land contamination shown on our GIS mapping, I would for safety recommend an unexpected contamination condition is applied.

Advisory.

How the new development will be connected for potable water and sewage/foul drainage is fundamental to the success of the proposal, this should be clearly demonstrated in the plans.

Glazing and ventilation for the new dwelling should be compliant with BS8233 to mitigate noise and overheating.

Any external lighting should be sympathetic with surrounding buildings, adequate for needs but not overbright, Inst of Lighting Professionals Guidelines should apply.

How waste is to be presented for collection assuming a full-sized waste lorry should be clear in the plans.

If any asbestos is present in the existing building this must be removed according to current HSE guidelines by an appropriate professional and disposed of as hazardous waste.

I would recommend a Construction Method Statement is produced to benefit the local area

during the construction phase, I outline conditions as they may be applied below.

Conditions & Reasons (if required)

Unexpected Land Contamination.

If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason - To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Construction Method Statement (Management Plan).

No development shall take place, including any works of demolition, until a Construction Method Statement/plan has been submitted to, and approved in writing by, the local planning authority. The approved statement/plan shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors.
- loading and unloading of plant and materials (including times, these should be in line with permitted hours of work).
- storage of plant and materials used in constructing of the development.
- the erection and maintenance of security hoarding including decorative displays
- and facilities for public viewing, (where appropriate).
- wheel washing facilities and an area cleaning regime.
- measures to control the emission of noise, dust, and dirt during construction,
- method of recycling/disposing of waste resulting from demolition and construction
- works.
- asbestos survey results and if present a safe removal and disposal plan to be submitted.

Reason - In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason - to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Date:	05/09/2024	Signed:	C Christofis
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