

MEMORANDUM

From:	Tahir Rafiq Enforcement Officer	To (Case Officer):	PLANNING
Service	Enforcement & Safety	App No:	251814
Address:	Regus House, 400 Thames Valley Park Drive, Earley, RG6 1PT		
Proposal:	PN Class AA det comm storeys consultation		
Site Visit Made:	No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Request further information before determination as **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.

The application Prior approval submission for erection of a two-storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking.

The Environmental Protection Team have reviewed the Preliminary risk assessment prepared by eps consulting Reference: P1202-02/R1/V1, Dated: May 2024. The report concludes a site investigation be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks.

Noise assessment prepared by Trace Surveys, Reference: AC20099.01.00, Dated: May 2024 has also been reviewed. The introduction of the report states The Site lies within a commercial estate, and the area immediately around the Site comprises of large office blocks. The local noise climate is low level but dominated by a light steady flow of motor vehicles driving through or into the estate, occasional train passbys, and pedestrian traffic. Attended Noise monitoring were carried out between 11:00 - 14:00 on 20 May 2024 and between 00:30 - 03:00 on 23 May 2024. The Environmental Protection Team would require a full noise assessment ensuring all noisy activities are considered and mitigation measures are considered.

The Environmental Protection Team would recommend a condition for a construction method statement and permitted working hours.

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.

Land Contamination

No development shall take place until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

RE7 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.

Noise Insulation for Dwellings.

The dwellings hereby approved shall be designed and/or insulated to provide attenuation against externally generated noise, the design should ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings meet the BS8233/1999 sound insulation and noise reduction for buildings design range 'good' for living accommodation.

Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

Plant/Machinery to be attenuated.

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB(A) below the existing background noise level (or 10dB(A) if there is a particular tonal quality) when measured at a point one metre external to the nearest residential or noise sensitive property.

Any recommended noise mitigation measures should be retained and maintained thereafter.

Reason - To ensure that no nuisance or disturbance is caused to the occupiers of properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Construction Method Statement (construction management plan)

No development shall take place until details of a scheme to control the environmental effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include.

- the control of noise Public: Information that can be seen and used by everyone inside and outside the Council.
- a plan for asbestos management if any is found prior to demolition of existing building or outbuildings.
- the control of dust, smells and other effluvia.
- the control of rats and other vermin
- the proposed method of piling for foundations (if any)
- proposed construction and demolition working hours.
- hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site (in line with permitted working hours).

The development shall be carried out in accordance with the approved scheme.

Reason In the interests of the amenities of the area, relevant policy: Core Strategy policies CP3, CP6 and CC06

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. This includes loading and unloading.

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:

09.09.25

Signed:

T.Rafiq