

MEMORANDUM

From:	Obiora Onyechi Enforcement Officer	To (Case Officer):	Planning Enquiries
Service	Enforcement & Safety	App No:	250415
Address:	Shinfield Park, Whitley Wood Lane, Shinfield		
Proposal:	Full Planning Approval 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 Environmental Protection Team have reviewed the noise assessment prepared by Stantec, Reference: 333101463, Dated: May 2025. The Assessment has been undertaken in line with the BS4142:2014+A1:2019 (The British Standards Institution, 2019) this is the method for rating and assessing sound of an industrial and/or commercial nature. The methods described in the standard use outdoor sound levels to assess the likely effects of sound on people who might be inside or outside a dwelling or premises used for residential purposes upon which sound is occurrence.

The Noise assessment considered the following activities associated at the proposed units:

- Potential noise impacts of operational activities on the site (e.g. vehicular movements and loading activities).
- Potential noise impacts associated with vehicular movements to and from the development on the surrounding road network.
- Plant noise emission criteria have been proposed for fixed items of buildings services
- plant.

Prior to the noise monitoring by Stantec, scoping was undertaken with WBC Environmental Health Team where the following criteria was given when assessing fixed plant and vehicle operations.

- Fixed items of plant: Sound from fixed plant should achieve a rating level 5 dB below background at 1 m from the nearest noise sensitive receptors (excluding receptor facade reflection) when assessed in accordance with BS 4142:2014 +A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound.
- Vehicle sound and loading/unloading operations: Sound from these operations should ideally achieve a rating level 5 dB below background at 1 m from the nearest noise sensitive receptors (excluding receptor façade reflection) when assessed in accordance with BS 4142:2014 +A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound but higher sound levels may be considered acceptable.

The Environmental Protection Team have no concerns over the Noise Assessment as it as been undertaken in line with the BS 4142:2014 +A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound.

Table 12, page 22 of the noise assessment prepared by Stantec, Reference: 333101463, Dated: May 2025, outlines the worst-case scenario for the vehicle movements for the 5 units with 24-hour use.

Taking consideration of the daytime period 07:00 – 23:00 hours and nighttime period 23:00 – 07:00 hours).

Table 13, page 23 of the noise assessment has provided details of the sound levels associated with the vehicle movements and the acoustics corrections have been applied in line with the BS 4142:2014 +A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound.

In conclusion the assessment indicates negligible impact from on-site operational activities and use of the car parks to the nearby residents.

The Environmental Protection Team have no objections in principle however to protect the nearby residents the Environmental Protection Team would recommend the following conditions:

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.

Noise Management Plan

Prior to the first occupation or use of any unit within the development, a site-specific Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority.

A separate NMP shall be prepared for each of the five proposed units, and shall include, but not be limited to, the following:

Proposed operational hours for the unit.

Anticipated vehicle movements, including frequency and type of vehicles.

Delivery and servicing schedules, including permitted delivery times and associated mitigation measures.

Measures to minimise noise from:

Loading and unloading activities.

Vehicle movements (e.g., reversing alarms, engine idling policies);

The development shall thereafter operate in full accordance with the approved Noise Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Operational Activities

As per the noise assessment prepared by Stantec, Reference: 333101463, Dated: May 2025, the number of HGV movements shall not exceed as shown in Table 12, page 22 of the noise assessment.

Date:

18.8.25

Signed:

O.Onyechi

