

MEMORANDUM

From:	Emma Choules EHO		
Service	WBC Environmental Health	App No:	242938
Address:	Land At, Headley Road East, Wokingham, RG5 4SN.		
Proposal:	Application to vary condition 30 of planning consent 213106 for the full planning application for the proposed erection of 5 no. buildings for commercial development to provide flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, formation of new accesses, and landscape planting, following demolition of existing buildings. Condition 30 refers to Hours of Work and the variation is a temporary extension to increase the hours of construction/demolition to between 0800hrs and 2300hrs, Monday to Friday, retaining operation hours of 0800hrs to 1300hrs on Saturdays, and at no time on Sundays or on Bank or Public Holidays.		
Type of Development:	Major Heavy industry/storage/warehouse		
Site Visit Made:	Yes/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

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 and supporting information is brief.

No supporting Noise impact assessment, Construction Environmental Management Plan, detail of plant/equipment, proposed work method statement for activity, including detail (with reference to plan), of phasing of works across the site), nor any detail of how noise or other potential pollution from the proposed operational work,

in the evening, between the hours of 1800 and 2300 will be controlled, in the interest of the living conditions of nearby occupiers has been provided.

The application indicates that there is an operational need for power floating of concrete slabs outside of the existing permitted working hours. No justification for this need has been provided, and it is not clear if construction and demolition works would be restricted to only this construction activity, between the hours of 18.00 and 23.00.

It is noted that the proposal is for a variation for about 16 consecutive days, and that no night time working is proposed.

There is no information provided as to whether external lighting is required for evening working.

Further information (as detailed above) is required.

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.

Date:	9/1/25	Signed:	E Choules
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