

Date: 3 October 2025
Application: 252177



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 252177

Applicant: Mr Kevin McManus

Site Address: 7A The Ridgeway, Woodley, Wokingham, RG5 3QD

Parish:

Grid Reference: Easting - 476530, Northing - 172031

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed erection of detached, two-storey, 3- bedroom dwelling and demolition of existing garage.

Case Officer: Cameron Young

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 252177. 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 **24 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	252177
Address:	7A The Ridgeway, Woodley, Wokingham, RG5 3QD.		
Proposal:	Full application for proposed erection of detached, two-storey, 3- bedroom dwelling and demolition of existing garage.		
Type of Development:	Minor Dwellings (1-9)		
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

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.

Having reviewed the submitted details, Environmental Health raises no objection to the proposed development in principle. The site lies within an established residential area, and the proposed dwelling is unlikely to give rise to significant environmental health concerns.

However, in the interests of safeguarding residential amenity and ensuring compliance with the relevant planning policies, the following conditions are recommended:

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.

Construction	Working	Hours
No demolition or construction work, or deliveries to and from the site, shall take place outside the following hours:		
Monday to Friday: 08:00–18:00		

- Saturday: 08:00–13:00
- No work or deliveries on Sundays or Public Holidays.

Reason:

To protect the amenity of neighbouring occupiers during construction and demolition works, in accordance with Policy CP3 (General Principles for Development) of the Wokingham Core Strategy, Policy TB21 (Landscape Character and Amenities) of the Managing Development Delivery Local Plan (MDD Local Plan), and paragraph 185 of the National Planning Policy Framework (NPPF), which seek to prevent adverse noise and disturbance impacts on residential amenity.

Dust and Noise Control During Construction

The developer shall employ best practicable means to minimise dust, noise, and vibration during demolition and construction, in accordance with relevant guidance (e.g. BS 5228 and the Control of Pollution Act 1974).

Reason:

To ensure that demolition and construction activities do not cause undue disturbance or loss of amenity to nearby residents, consistent with Policies CP3 and TB21 of the Wokingham Development Plan and paragraph 185 of the NPPF.

Unexpected Contamination

If, during development, contamination not previously identified is found to be present on the site, all works shall cease until an appropriate investigation and remediation strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that any contamination discovered during development is properly assessed and remediated to prevent risk to human health and the environment, in accordance with Policy CP3 of the Wokingham Core Strategy, Policy TB21 of the MDD Local Plan, and paragraph 183 of the NPPF.

Subject to the above conditions, Environmental Health raises no objection to the proposed development. The recommended conditions are considered necessary to safeguard the amenity of existing and future occupiers and to ensure compliance with the Wokingham Borough Council Approved Local Development Plan and the National Planning Policy Framework.

Date:	06/11/2025	Signed:	O.Obi
--------------	------------	----------------	-------