

Date: 19 August 2024
Application: 242098



WOKINGHAM
BOROUGH COUNCIL

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

PN Class MA Commercial to Resi Consultation

Application Number: 242098

Applicant: C/O Agent

Site Address: Pinewood Campus, Nine Mile Ride, Wokingham, Berkshire, RG40 3EW

Parish: Wokingham Without

Grid Reference: Easting - 483643, Northing - 165881

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial building to 109 no. dwellings.

Case Officer: Joanna Carter

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 242098. 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	WBC Environmental Health	App No:	242098
Address:	Pinewood Campus, Nine Mile Ride, Wokingham, Berkshire, RG40 3EW.		
Proposal:	Prior approval submission for proposed change of use of the commercial building to 109 no. dwellings.		
Type of Development:			
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

In reviewing this application from an environmental health perspective, my role as a consultee is to support planning by being considerate of issues relating to public health and the environment and if any environmental health factor will adversely affect future occupants of the proposed site or nearby properties.

My comments are from an environmental health perspective only, other planning matters are within the remit of other consultees and planning officers.

I can see a preliminary land contamination report by Mason Navarro Pledge (MNP) is included in the supporting documents, I am satisfied with this, I would recommend an unexpected land contamination condition is added for safety.

Noise is a factor with a development of this kind, any external plant as part of the design will need to be carefully located and if necessary, mitigated for noise. I recommend a condition is applied, if necessary, a BS4142 noise assessment will need to be conducted to inform the design to achieve the condition. We would expect the glazing and ventilation to be compliant with BS8233 and building regs document O to mitigate noise and avoid overheating.

The site is well contained within its own plot, I cannot see a major impact on surrounding properties in term of dust and noise during construction is likely, I would recommend a permitted working hours condition is applied to mitigate noisy works.

External lighting for the development should be adequate but not over bright so as to affect nearby properties, low level LED lighting in line with guidelines from the Inst of Lighting

Professional would be appropriate.

For the success of the proposal how potable water and sewage are to be managed will be fundamental, the capacity requirements and available infrastructure should be carefully assessed so that it is adequate for needs and sustainable.

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.

Plant/Machinery to be attenuated.

All plant, machinery and equipment installed or operated in connection with the conducting 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 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.

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:	25/09/2024	Signed:	C Christofis
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