

Date: 23 June 2026
Application: 261148



**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,

Full Planning Approval Consultation

Application Number: 261148

Applicant: Jo Lovell

Site Address: 54 Denmark Street, Wokingham, RG40 2BB

Parish: Wokingham

Grid Reference: Easting - 481090, Northing - 168328

Type of Development: Other Change of Use

Proposal: Refurbishment and external alteration of the former Wokingham Library, including replacement of external fenestration, glazed entrance doors, installation of a new heat pump system, removal of existing AC units at roof level and installation of additional solar panels

Case Officer: Connie Davis

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 261148. 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 **16 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261148
Address:	54 Denmark Street, Wokingham, RG40 2BB.		
Proposal:	Refurbishment and external alteration of the former Wokingham Library, including replacement of external fenestration, glazed entrance doors, installation of a new heat pump system, removal of existing AC units at roof level and installation of additional solar panels		
Type of Development:	Other Change of Use		
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

Environmental Health has reviewed the submitted information relating to the proposed air source heat pump installation. The application includes details of the proposed plant location, site layout and supporting structural calculations for the heat pump deck. The submitted Design and Access Statement advises that the equipment is intended to be positioned discreetly within the existing lightwell area adjacent to the building to minimise both noise and visual impact. Given the town centre location of the site, the nature of the proposed use and the position of the plant within the lightwell and away from sensitive residential receptors, the proposed installation is unlikely to give rise to a significant noise nuisance.

Council records indicate that the site lies within an area identified as having the potential for land contamination. Whilst the proposal is principally a refurbishment and building upgrade project, there remains the potential for previously unidentified contamination to be encountered during any excavation, or construction works associated with the development. Accordingly, Environmental Health recommends the attachment of an unexpected contamination condition.

Conditions & Reasons (if required)			
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.			
Date:	10.07.2026	Signed:	K.Pates