

MEMORANDUM

From:	Tahir Rafiq Enforcement Officer	To (Case Officer):	PLANNING
Service	Enforcement & Safety	App No:	251639
Address:	Shop Unit 7, Loddon Vale Centre, Woodley, RG5 4UL		
Proposal:	Full Planning 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 planning application is for the proposed installation of 2 no. remote gas cooler units and 3 no. floor-mounted AC units with protective railings, plus erection of a 2.4m high timber fence enclosure and access gate with associated barriers, following removal of existing plant and enclosure.

The Environmental Protection Team have reviewed the noise assessment prepared by KR Associates, Reference: KR07606, Dated: December 2024. The purpose of the noise assessment was to determine the installation of the replacement plant and the effect on the residential flats above the commercial premises.

The proposed plant area will be located on the 2 parking spaces, section 6.3 of the noise assessment stated to comply with the revised version of the National Planning Policy Framework ("NPPF") the noise levels at the nearest residential dwellings are below the minimum background noise levels when assessed in accordance with British Standard 4142: 2014 + A1: 2019.

Section 6.6 of the report concludes the noise levels from the proposed Plant & Equipment will result in noise levels that comply with the Local Plan and are at levels that are very unlikely to give rise to complaints from residents.

The Environmental Protection Team have no objections to the proposal however to protect the residents in close proximity the Environmental Protection Team would recommend the following condition.

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.

CE2 - PLANT/MACHINERY TO BE ENCLOSED/ATTENUATED

CE2 Control of plant/ machinery noise All plant, machinery and equipment installed or operated in connection with the carrying out 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 level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

RE2 To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring 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.

Date:

27.8.25

Signed:

T.Rafiq