

Date: 28 August 2024
Application: 242180



**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,

PN Class R Agri to Flex COU Consultation

Application Number: 242180

Applicant: Mr Mitch McDonagh

Site Address: Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU

Parish: Swallowfield

Grid Reference: Easting - 472910, Northing - 163498

Type of Development:

Proposal: Prior approval submission for proposed partial demolition and change of use of 1 no. agricultural building (Building C) to a hotel (Use Class C1).

Case Officer: Helen Maynard

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 242180. 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:	242180
Address:	Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU.		
Proposal:	Prior approval submission for proposed partial demolition and change of use of 1 no. agricultural building (Building C) to a hotel (Use Class C1).		
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.

This part of a large development of the site, two other building blocks are to be developed, the EH advice is the same for all three building areas as outlined below.

Looking at the proposed development site on our internal GIS mapping system I can see that the site is adjacent to the Kerba, Riseley Filled Ground former landfill site and firmly within the gas consultation zone, this was filled from 1983 to 1989 with industrial waste.

As the development is of a residential nature, I will recommend a pre commencement condition to ascertain if gas protection measures are required and an unexpected contamination condition.

Reviewing the photos of the site I can see there is currently what is suspected to be asbestos roofing panels on some of the buildings to be developed, I recommend that pre commencement, a full asbestos survey and removal plan, following the latest HSE guidelines for the removal of asbestos is presented to the local authority for approval, this should show the amount, type and specific removal and disposal procedure and what

companies are to be involved. All waste needs to be removed from the site by appropriately registered waste contractors and receipts kept for up to 3 years should they be required for inspection by the local authority, no burning of waste as part of this development will be permitted.

The properties should be designed to achieve BS8233 and building regs document O standards of amenity with consideration to insulation, glazing type and ventilation. The proposal will benefit from good design to protect the future occupants from noise and overheating. In general, I have no concern for noise from this proposal however, if there is to be any external plant implemented such as air source heat pumps or air conditioning units I recommend a relative condition is applied (outline below)

Advisory.

It is vital that the water provision and sewage handling provision for the proposal are adequate for needs, I can see a consultation with Thames Water, how this is to be implemented should be made clear in the plans.

Waste storage, policy CC04 of the MDD local plan requires adequate internal and external storage for the segregation of waste and recycling as well as provision for green waste and composting and an appropriate area for ease of collection. Consideration for access for a full-sized waste lorry should be considered. How this is to be managed should be clearly outlined in the detailed plans.

External lighting should be sympathetic with the environment and not impinge on neighbouring properties.

Outlined below are relevant condition recommendations.

Conditions & Reasons (if required)

Land Contamination

A preliminary risk assessment must be conducted in line with the Land contamination risk management procedure as defined by the Environment Agency to determine if any gas protection measures are required, and if so, identify these in a clearly defined scheme of works.

The preliminary report must be presented to the local authority and any risk or remediation measures agreed prior to commencement of development.

Any necessary mitigation measures are to be maintained in perpetuity.

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.

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
--------------	------------	----------------	--------------