

Date: 28 August 2024
Application: 241828



**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: 241828

Applicant: Mr Kingsley Davis

Site Address: 58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS

Parish: Wokingham Town

Grid Reference: Easting - 481063, Northing - 167992

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated outbuildings.

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 241828. 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:	241828
Address:	58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS.		
Proposal:	Full application for proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated outbuildings.		
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

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.

I can see the site is within the gas consultation zone for a former landfill site at Finchampstead Road this will need to be investigated prior to the final design being confirmed. I can also see the proposal is very close to rail lines, this has noise implications and should also be investigated to inform the building design to achieve good standards of amenity for the proposed new dwellings.

There is a fair amount of building, and some demolition involved in this proposal, I would recommend a CMS condition is applied to give structure to the project.

Advisory.

At no time is the burning of waste permitted on the site, all waste must be removed by an appropriately licenced contractor and disposed of through official receipted means.

External lighting should be adequate for needs but not overbright so as to impinge on nearby properties, the Inst of Lighting Professionals guidance or similar should be consulted.

Full permission from the water authority must be obtained for the provision of potable water and removal of foul water and sewage, this must be sustainable.

Conditions & Reasons (if required)

Noise Assessment.

A noise impact assessment to be carried out to identify any mitigation measures required to ensure that the new properties amenity is not adversely affected by noise.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall consider Wokingham policy CC06 on noise, which is in line with BS8233, and other appropriate guidance.

The assessment shall identify all sources of noise including nearby roads, rail lines, plant or machinery.

Reason - To protect the occupiers of the new dwellings from unreasonable noise levels and to ensure satisfactory noise attenuation measures are installed. 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

Construction Method Statement (Management Plan).

No development shall take place, including any works of demolition, until a Construction Method Statement/plan has been submitted to, and approved in writing by, the local planning authority. The approved statement/plan shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors.
- loading and unloading of plant and materials (including times, these should be in line with permitted hours of work).
- storage of plant and materials used in constructing of the development.
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate).
- wheel washing facilities and an area cleaning regime.
- measures to control the emission of noise, dust, and dirt during construction,
- method of recycling/disposing of waste resulting from demolition and construction works.
- Details of pest control measures if required.
- asbestos survey results and if present a safe removal and disposal plan to be submitted.

Reason - In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

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.

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 to 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.

Date:	02/10/2024	Signed:	C Christofis
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