

Date: 28 February 2025
Application: 250376



**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,

Full Planning Approval Consultation

Application Number: 250376

Applicant: Mr Daryl Evans

Site Address: Unit 7, Millars Business Park, Fishponds Lane, Wokingham, RG41 2TZ

Parish: Wokingham Town

Grid Reference: Easting - 480247, Northing - 168003

Type of Development: Minor General industrial/storage/warehouse (1-999 sqm)

Proposal: Full application for the proposed installation of a mezzanine platform and 2 no. external Heat Pump Inverter units.

Case Officer: Marcus Watts

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 250376. 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:	250376
Address:	Unit 7, Millars Business Park, Fishponds Lane, Wokingham, RG41 2TZ.		
Proposal:	Full application for the proposed installation of a mezzanine platform and 2 no. external Heat Pump Inverter units.		
Type of Development:	Minor General industrial/storage/warehouse (1-999 sqm)		
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

On review of this application, I can see that 2 x ASHP are intended to be installed at the rear of the proposed units, there is residential property immediately behind.

ASHP can be noisy and may have a tonal element that can be particularly annoying to receptors. There are two specification sheets attached to the application that show potential Db levels up to 69Db which is industrial level plant equipment.

Due to the residential property adjacent to the site clearly a full noise assessment is required to support this application, on initial observation it seems the units are far too loud for the installation location intended.

The noise assessment must show that there is a negligible effect on the nearby residential premises, we would ask that 5dB below background is achieved to allow for uncertainty. The background should be measured according to BS4142 with no artificial noise from the proposed site or a surrogate location should be used as per BS4142 guidelines.

Any mitigation measures required such as acoustic screening should be clearly specified and robust and sustainable.

If the installation is not viable then this should be clearly stated, and other options recommended. The consultant may utilise BS4142 and note the expected standards for residential property at Wokingham Council policy CC06 which is in line with BS8233 standards of amenity for internal and external space for residential property.

Conditions & Reasons (if required)

Noise.

Prior to commencement of development, an in-depth noise impact assessment should be carried out by an appropriately qualified consultant/engineer, this should be submitted to the local authority for approval. This can inform the design to achieve best practice and will need to address noise impact in terms of.

- The identification of noise sensitive receptors that may be affected.
- The impact of the proposed air source heat pumps (ASHP) on the amenity of nearby noise sensitive receptors.
- Details of any mitigation measures required.

This report is to present clear recommendations, as to the viability of the proposed installations and/or any mitigation as may be necessary to minimize the effects of noise.

Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

Date:	15/04/2025	Signed:	C Christofis
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