

Date: 21 October 2024
Application: 242066



**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: 242066

Applicant: Klara Ascot Limited

Site Address: Ascot House, Finchampstead Road, Wokingham, RG40 2NW

Parish: Wokingham Town

Grid Reference: Easting - 481007, Northing - 168212

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works.

Case Officer: Benjamin Hindle

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 242066. 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:	242066
Address:	Ascot House, Finchampstead Road, Wokingham, RG40 2NW.		
Proposal:	Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works.		
Type of Development:	Major Dwellings (10+)		
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 planning officers.

This site has some history of land contamination we hold the following information on our GIS mapping.

Site - Former Wokingham Gas Works & Stonemasons Yard, address listed as Teakles Yard, 36 & 40-42 Finchampstead Road, Wokingham, RG40 2NN history -

1. Site Investigations at Wokingham Gas Works by Environmental Safety Group (April 1983).
2. Offices & residential development at 36 Finchampstead Road Wokingham for Turriff Properties Ltd, Notes on Site Soil Investigations 12/13 April 1983.
3. Findings - Visual & olfactory evidence of tar contamination found plus elevated concentrations of oils, sulphates, cyanides and a range of metals. No records of gas

monitoring being carried out.

4. Remediation - All visibly contaminated or odorous soils removed from site. Some contamination remained at depth & so entire development (inc resi gardens) covered in hardstanding. Passively vented sub-floor voids recommend for all dwellings; no evidence of a validation report being submitted.

I made the following comments at the pre app stage.

For this site I note the following.

- Land Contamination, the exact historic use of many parts of this site are unknown, it does show on the councils internal GIS as having potential for historic contamination, a full site characterisation and land contamination investigation will be required to ensure the site is suitable for the proposed residential dwellings. I will outline a condition as it may be applied to inform the developer.
- The proposal requires dwellings to be closely related for this reason I will recommend the design is informed by a noise assessment to ensure good acoustic design.

I will recommend a condition for a construction method statement, external lighting and permitted working hours as this is a fairly large development.

These comments are still appropriate.

Conditions & Reasons (if required)

Site Characterisation/Land Contamination Investigation.

An investigation and risk assessment should be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including radon gas, (whether it originates on the site or not). The investigation and risk assessment should be undertaken by competent persons and a written report of the findings produced. The written report would be subject to the approval in writing of the Local Planning Authority. The report of the findings should include:

(i) a survey of the extent, scale, and nature of any contamination.

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Submission of Remediation Scheme (where required).

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment should be prepared and would be subject to the approval in writing of the Local Planning Authority. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme should ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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.

Noise.

A noise impact assessment is to be carried out to identify any mitigation measures required to ensure that the amenity of the proposed properties as well as neighbouring properties are not adversely affected by noise.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of ProPG: Planning & Noise Professional Practice Guidance 2017 on Planning & Noise and mitigate to achieve BS8233: 2014 and World Health Organisation guidelines for Community Noise standards.

This report is to identify a clear scheme of recommended works, to achieve good acoustic design to minimize the effects of noise associated with the proposed development, both on nearby noise sensitive receptors and on future occupants of the development.

The scheme shall be submitted for approval to the local authority and implemented prior to the first occupation and be permanently maintained thereafter.

Reason - To protect the occupiers of nearby premises from unreasonable noise levels. 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

Plant/Machinery to be attenuated.

All fixed plant/machinery installed or operated in connection with the carrying out of this permission shall be enclosed and/or attenuated so that noise output does not exceed at any time a level of 5dB[A] below the existing background noise level 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.

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.
- 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.

Lighting.

No floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting, which is so installed, shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance that does not change its details.

Reason - To protect residential amenity CE3 & RE3

Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 [and CP6 / CP11

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:	05/12/2024	Signed:	C Christofis
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