

MEMORANDUM

From:	Tahir Rafiq Enforcement Officer	To (Case Officer):	PLANNING
Service	Enforcement & Safety	App No:	243125
Address:	Thamesfield Retirement Village, Remenham, RG9 2LX		
Proposal:	Full planning approval 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 Environmental Protection Team have reviewed the noise impact assessment prepared by Hoare Lea, Reference: 10/14934, Dated: 9th September 2025. The submitted Environmental Noise Survey provides a detailed assessment of the existing noise climate and proposed mitigation measures for the redevelopment. The report follows relevant standards including BS 4142:2014+A1:2019, BS 8233:2014, Approved Document O, and Wokingham Borough Council policy. Based on the findings, the site is considered suitable for the proposed development, subject to the following conditions.

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.

Conditions

1. Plant Noise Control

Combined operational noise from all fixed plant shall not exceed:

- 35 dB(A) LAeq,1hr during daytime (07:00–23:00)
- 33 dB(A) LAeq,15min during night-time (23:00–07:00)
at 1 metre from the nearest noise-sensitive façade. Tonal or intermittent sources must include character corrections in

accordance with BS 4142.

2. **Acoustic Design Details**

Prior to commencement of construction, detailed specifications for glazing, façade elements, and ventilation strategy shall be submitted and approved to demonstrate compliance with BS 8233 internal noise criteria (with AVO Guide relaxation for overheating mitigation).

3. **Ventilation Strategy**

Bedrooms must be provided with alternative ventilation (not reliant on open windows) to ensure compliance with internal noise standards during night-time. Overheating mitigation and ventilation strategy to be confirmed at detailed design stage.

4. **Construction Environmental Management Plan (CEMP)**

A CEMP shall be submitted and approved prior to works commencing, including:

- Noise and vibration control measures
- Dust suppression and air quality management
- Restricted working hours:
 - 08:00–18:00 Monday–Friday
 - 08:00–13:00 Saturday
 - No work Sundays or Bank Holidays

Date:

25.11.25

Signed:

T.Rafiq