

**Date:** 24 February 2026  
**Application:** 260294



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Environmental Health

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Development Management &  
Compliance

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Shute End, Wokingham

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Dear WBC Environmental Health,

**Discharge of condition Consultation**

**Application Number:** 260294

**Applicant:** Hatchgate Holdings Limited

**Site Address:** The Greyhound Inn, High Street, Wargrave, Wokingham, RG10 8BU

**Parish:** Wargrave

**Grid Reference:** Easting - 478539, Northing - 178581

**Type of Development:**

**Proposal:** Application for submission of details to comply with Condition 6 (Plant Noise Emissions) of planning permission 242002 dated 18 September 2024, relating to fixed plant noise assessment and compliance with the approved background noise limits.

**Case Officer:** Rowan Reynolds

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 260294. 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 requested from the case officer.

Your observations are required in respect of this application by **17 March 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                    |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Tahir Rafiq<br>Environmental Health<br>Officer                                                                                                                                                                                                     |                |        |
| <b>Service</b>              | WBC Environmental Health                                                                                                                                                                                                                           | <b>App No:</b> | 260294 |
| <b>Address:</b>             | The Greyhound Inn, High Street, Wargrave, Wokingham, RG10 8BU.                                                                                                                                                                                     |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with Condition 6 (Plant Noise Emissions) of planning permission 242002 dated 18 September 2024, relating to fixed plant noise assessment and compliance with the approved background noise limits. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                                                    |                |        |
| <b>Site Visit Made:</b>     | 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

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 Compliance Report prepared by KP Acoustics Ltd Reference: 28162.PCR.01 REVA, Dated: February 2026

The report includes a long-term environmental noise survey, identification of the nearest noise-sensitive receptor, and derivation of representative daytime and night-time background sound levels. The survey methodology, monitoring location, and treatment of non-representative construction noise are considered appropriate and broadly consistent with the principles of BS 4142:2014+A1:2019.

The assessment applies a noise emission criterion based on local planning practice, requiring the noise rating level from the proposed plant to be 5 dB below the prevailing background sound level at the nearest noise-sensitive façade, with a more stringent criterion where tonal characteristics may arise. On this basis, a night-time criterion of 26 dB(A) has been set. Predicted noise levels from the cumulative operation of the proposed plant are reported **as 23 dB(A)** at the nearest noise-sensitive receptor.

The reported calculations take account of distance attenuation, building screening, surface reflection corrections, and cumulative plant operation. Where octave-band sound data was unavailable, the approach taken to extrapolate spectral data has been explained. Subject to the plant being installed, operated, and maintained in accordance with the submitted details and mitigation measures, the assessment demonstrates that the proposal is unlikely to result in an adverse impact on residential amenity. The Environmental Protection Team have no objections.

#### **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.

|              |         |                |         |
|--------------|---------|----------------|---------|
| <b>Date:</b> | 21/4/26 | <b>Signed:</b> | T.Rafiq |
|--------------|---------|----------------|---------|