

Date: 11 September 2024
Application: 241926



WOKINGHAM
BOROUGH COUNCIL

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Variation/Removal of Condition Consultation

Application Number: 241926

Applicant: HE2 Reading 1 GP Limited

Site Address: Land at Headley Road East, Woodley, RG5 4SN

Parish: Woodley

Grid Reference: Easting - 476976, Northing - 173180

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Application to remove condition 32 of planning consent 213106 (granted at appeal, ref: APP/X0360/W/22/3306963) for the proposed erection of 5 no. buildings for commercial development to provide flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, formation of new accesses, and landscape planting, following demolition of existing buildings. Condition 32 refers to the timing of deliveries at units 9 and 10 and the proposed removal of the condition is to lift this restriction.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 241926.

The new details are as follows: **Noise Impact Assessment - Technical Note received in response to comments from the Environmental Health officer.**

If you are recommending conditions, please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information, please do not hesitate to contact the case officer Joanna Carter.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection Officer	To (Case Officer):	Joanna Carter
Service	WBC Environmental Health	App No:	241926
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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**.
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

I previously asked for additional information to be able to advise planning on this application. Accon UK, to their credit, have responded with a very well-presented technical note. I have carefully considered this excellent report.

Transferring the measured data against predicted noise levels into a BS4142 format this has thrown up some dB level that rise to 5dB above background during the nighttime hours.

I am always reticent to recommend the refusal of an application and try to look at all options.

In this case, I am very familiar with the area, and Lilly May Court, and this application puts the local authority in a difficult position, whilst it is true there is 24hr operation for some of the units in the vicinity, this particular application involves units that are very close to this block of residential flats, with a degree of uncertainty/variety in

noise levels, the predicted 5dB above background described by the consultants as a lowest observed adverse effect level (LOAEL) could easily increase at times to a significant observable adverse effect level (SOAEL) in my opinion. I find a significant risk that residents could suffer disturbed sleep as a consequence of this application.

For this reason, in order to be in compliance with our policy on noise CC06 and to protect the health of the occupants of Lilly May Court, having carefully considered all of the technical data, I am inclined to recommend to planning that this application does not progress and the permitted operational hours for these units remains the same as they currently are.

Conditions & Reasons (if required)			
Date:	11/09/2024	Signed:	C Christofis