

Date: 5 September 2024
Application: 242269



**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,

Discharge of condition Consultation

Application Number: 242269

Applicant: Mr Paul Stelling

Site Address: 304 London Road, Wokingham, RG40 1RD

Parish: Wokingham Town

Grid Reference: Easting - 482770, Northing - 168710

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 222556 dated 11/05/2023. Condition 5 relates to drainage details and condition 14 to contamination.

Case Officer: Tariq Bailey-Biggs

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 242269. 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:	242269
Address:	304 London Road, Wokingham, RG40 1RD.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 222556 dated 11/05/2023. Condition 5 relates to drainage details and condition 14 to contamination.		
Type of Development:			
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.

I have no EH objection to discharge of the above conditions, I can see no indication of any known historic land contamination at the site. The application is supported by a preliminary risk assessment in the form of a contaminated Land Watching Brief dated July 2024 by Oakshire Environmental. Following a trial pit excavation and site walk over at 5. In the report a low-risk rating was given with no further site investigation recommended. I have no evidence that this assessment is incorrect or incomplete.

I am aware that some comments have been posted suggesting the site is significantly contaminated and requires a much more in-depth investigation. The evidence and the facts do not support this view. I have confidence in the Oakshire Environmental assessment and no reason to challenge their recommendation.

I would recommend an unexpected contamination condition is applied for safety.

Conditions & Reasons (if required)

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. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Date:	08/10/2024	Signed:	C Christofis
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