

Date: 30 July 2024
Application: 241926



**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,
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.

Case Officer: Joanna Carter

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 241926. 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:	241926
Address:	Land at Headley Road East, Woodley, RG5 4SN.		
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.		
Type of Development:	Major Heavy industry/storage/warehouse		
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

On review of this application, I am mindful that this area is a mixed use with commercial units and residential properties in close proximity. The technical note and noise assessment submitted in support of this proposal by Accon UK Environmental Consultants contains information that is key for me to advise planning on the likely level of potential adverse effect or nuisance (if any) to nearby residential property that may be expected from the proposed change in operating hours for units 9 and 10.

It is generally accepted that noise at night has a higher impact than noise during the day, this proposal is to allow 24hr operation for units 9 and 10.

The report is supported by traffic flow data from Simone Surveys, I have spoken to Simone Surveys and find that this data has been electronically measured via strips across Viscount Way and can be relied upon to be accurate.

Clearly there is a high level of traffic along that road at night because some of the existing commercial/industrial units already operate 24hrs.

I accept that existing background noise levels in the area are higher at night than one would expect in a purely residential area. The measurement data provided by Accon shows no to low adverse effect on nearby residential properties from the change to operating hours of units 9 and 10, this would seem to indicate that this proposal is viable, however in order to be comprehensive in my assessment of the information provided and confident to advise planning I would like to ask for some additional information/clarification please.

I am aware there is a level of uncertainty involved in predicting data and dB penalties are recommended in a BS4142 noise assessment for Impulsiveness, intermittency and tonal noise.

Ref [ANC BS 4142 Technical Note v1.0 \(association-of-noise-consultants.co.uk\)](https://www.aon.co.uk/resources/anc-bs-4142-technical-note-v1.0).
[Method implementation document \(MID\) for BS 4142 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/644442/BS4142-MID.pdf)

I would like to ask for some additional information as below.

- 1) Why was the noise assessment provided not in a BS4142 format separate from previous submissions.
- 2) Key in advising planning is how much additional traffic is expected as a result of this change to condition 32 and 24 hr operation of units 9 and 10, could this predicted data be provided please, including vehicle type.
- 3) The NSR (nearest sensitive receptor) for noise for unit 10 is shown as Lilly May Court, there are some other residential properties also in close proximity to the expected loading area for unit 10 along Bakers Place, are these considered to be shielded from loading unloading noise by the fabric of the building? In which case can a drawing clearly defining this and showing the expected loading unloading area(s) be presented and the reasoning shown in the report.
- 4) Is there any plant involved in this proposal to change operating hours for units 9 and 10 that is not currently running at night, this would be inclusively assessed in a BS4142 assessment.

I will be grateful for the additional information

Conditions & Reasons (if required)			
Date:	08/08/2024	Signed:	C Christofis