

Date: 18 June 2026
Application: 261150



**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,

Full Planning Approval Consultation

Application Number: 261150

Applicant: -

Site Address: Inspire Childrens Day Nurseries, Rances Lane, Wokingham, RG40 2LH

Parish: Wokingham

Grid Reference: Easting - 482162, Northing - 168526

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a single storey front extension to building and installation of air conditioning units along with changes to fenestration following demolition of existing front extension.

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 261150. 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 **9 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261150
Address:	Inspire Childrens Day Nurseries, Rances Lane, Wokingham, RG40 2LH.		
Proposal:	Full application for the proposed erection of a single storey front extension to building and installation of air conditioning units along with changes to fenestration following demolition of existing front extension.		
Type of Development:	Minor All other developments		
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

From an Environmental Health perspective, the primary consideration relates to the proposed installation of eight external air conditioning units. Whilst the submitted Planning Statement advises that these units are required to provide heating and cooling to the nursery building, no acoustic assessment has been submitted in support of the application and no information has been provided regarding the proposed plant specifications, sound power levels, hours of operation, or any acoustic mitigation measures. Given the proximity of surrounding residential properties, there is potential for noise associated with the operation of the air conditioning units to adversely affect neighbouring occupiers, particularly during quieter periods of the day and evening. The cumulative impact of multiple units operating simultaneously must also be considered.

The Local Planning Authority should ensure that appropriate controls are in place to protect residential amenity from excessive plant noise. Accordingly, should planning permission be granted, it is recommended that a condition be imposed requiring the

rating level of noise emitted from all fixed plant and machinery associated with the development.

During the construction phase there is potential for temporary disturbance from noise, vibration, dust and construction vehicle movements. However, given the scale of the proposed works, these impacts are expected to be short-term and can be adequately managed through the adoption of standard good construction practices.

Environmental Health raises no objection to the proposed development, subject to the imposition of an appropriate noise condition relating to the operation of the proposed air conditioning units.

Conditions & Reasons (if required)

Control of plant/ machinery noise

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Date:	03.07.2026	Signed:	<i>K.Pates</i>
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