

Date: 22 July 2024
Application: 241855



WOKINGHAM
BOROUGH COUNCIL

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Environmental Health,

PN Class MA Commercial to Resi Consultation

Application Number: 241855

Applicant: TVP Investments Ltd

Site Address: 400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT

Parish:

Grid Reference: Easting - , Northing -

Type of Development:

Proposal: Prior approval submission for change of use of the ground, 1st, 2nd and 3rd floors to 62no residential dwellings (use Class C3).

Case Officer: Connie Davis

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 241855. 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:	241855
Address:	400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT.		
Proposal:	Prior approval submission for change of use of the ground, 1st, 2nd and 3rd floors to 62no residential dwellings (use Class C3).		
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, other planning matters are within the remit of planning officers.

Developing this location presents some challenges because of the close proximity to a busy road junction meaning noise will be a consideration and there is a historic flag for land contamination for the site. To meet these challenges the developer must provide documentation that demonstrates that acceptable standards will be met.

I can see the application is supported by a Noise Impact Assessment by Trace Surveys. This is concise and clear in demonstrating that if the facia of the building in terms of glazing and ventilation is built to their recommendations, guidelines in BS8233 will be met for internal living spaces. This seems clear and unequivocal and satisfies our policy on noise CC06.I recommend that implementing these recommendations is conditioned.

The application is also supported by a Contaminated Land Preliminary Assessment by EPS Consulting, this is also a good report, the historic flag for prior use of the site does not reveal anything that would prevent development, however they clearly recommend a phase 2 intrusive site investigation to confirm this. I will outline a suitable condition as it may be

applied.

This is a fairly large-scale development in a busy location I would also recommend a Construction Method Statement condition is applied, and a permitted working hours condition.

Conditions & Reasons (if required)

Noise

The recommendations for glazing and ventilation given in the Noise Impact Assessment by Trace Surveys, submitted in support of this application must be implemented in full.

Reason - To ensure satisfactory noise attenuation measures are installed. 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

Plant/Machinery to be attenuated.

All plant, machinery and equipment installed or operated in connection with the conducting 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 when measured at a point one metre external to the nearest residential or noise sensitive property.

Any recommended noise mitigation measures should be retained and maintained thereafter.

Reason - To ensure that no nuisance or disturbance is caused to the occupiers of 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.

Land Contamination

A phase 2 intrusive site investigation to be conducted in line with recommendations in the Contaminated Land Preliminary Assessment by EPS Consulting submitted in support of this application.

This intrusive site investigation is to classify the risk across the site and ensure that the land does not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation, The report to be submitted for approval prior to main works commencing.

Submission of Remediation Scheme (If required).

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment should be prepared and would be subject to the approval in writing of the Local Planning Authority. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme should ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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.

Construction Method Statement (Management Plan).

No development shall take place, including any works of demolition, until a Construction Method Statement/plan has been submitted to, and approved in writing by, the local planning authority. The approved statement/plan shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors.
- loading and unloading of plant and materials (including times, these should be in line with permitted hours of work).
- storage of plant and materials used in constructing of the development.
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate).
- wheel washing facilities and an area cleaning regime.
- measures to control the emission of noise, dust, and dirt during construction,
- method of recycling/disposing of waste resulting from demolition and construction works.
- Details of pest control measures if required (likely will be required).
- asbestos survey results and if present a safe removal and disposal plan to be submitted.

Reason - In the interests of highway safety & convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.

Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason - to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Date:	19/08/2024	Signed:	C Christofis
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