

Date: 24 April 2025
Application: 250869



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,

Full Planning Approval Consultation

Application Number: 250869

Applicant: Mr Gill

Site Address: Ff1 Indigo House, Mulberry Business Park, Fishponds Road, Wokingham

Parish: Wokingham Town

Grid Reference: Easting - 480168, Northing - 167715

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed raising of roof to create a 2nd and 3rd floor following removal of existing roof and second floor with additional 4 storey front extension to create a Residence Gym and 29 no. new dwellings (72 in total), plus cycle and refuse storage.

Case Officer: Mark Croucher

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 250869. 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:	250869
Address:	Ff1 Indigo House, Mulberry Business Park Fishponds Road, Wokingham.		
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Type of Development:	Major Dwellings (10+)		
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

My comments are from an environmental health perspective and cover any aspect of the proposal that may have a public health or nuisance risk. The sites use as a business park with former commercial industrial use does raise flags for potential land contamination, it also sits right on top of a former land fill site, this proposal does involve breaking new ground for the front extension. And therefore, **a site investigation should be completed and presented to the LA for approval prior to works commencing. This may be a phase one site investigation and desk top study that can be used to inform the developer and local authority and recommend any further work if required.**

Quite rightly a noise assessment was requested for this proposal, I can see a document presented by JEA architecture listed as Noise Impact on Development.

I have outlined conditions below as they may apply to this proposal, fundamental is that any noise assessment submitted must be completed by an appropriately qualified consultant/engineer, in this way the format is clear and presented in a way that is fit for the purpose, it seems the essence of the JEA Architecture document is that there will be no exceedance of BS8233 standards in the new residential properties and no mitigation measures are required. This is based on predicted

values and testing carried out by a Mr Jack Eddy, no qualifications are listed, and who is the author of the report is unclear. This is unusual.

For this report to have validity for planning I require that the applicant review their noise assessment and present it as written by an appropriately qualified acoustic consultant/engineer.

Conditions & Reasons (if required)

Noise.

Prior to commencement of development, an in-depth noise impact assessment should be carried out by an appropriately qualified acoustic consultant/engineer, this should be submitted to the local authority for approval. This can inform the design to achieve best practice and will need to address noise impact in terms of.

- Existing noise sources and how they may affect the amenity of the occupiers of the site once construction is complete, for both internal and external spaces. This is to take into consideration the character of the site and the nearby roads etc, and the impact on the amenity of noise sensitive receptors.
- Details of glazing, ventilation, and fencing design recommendations for the proposed properties to meet acceptable internal and external noise levels in line with BS8233 (see below).

This report is to identify a clear scheme of recommended works, or such other steps as may be necessary to minimize the effects of noise on future occupants of the development.

Noise Insulation for Dwellings.

The dwellings hereby approved shall be designed and/or insulated to provide attenuation against externally generated noise, the design should ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings meet the BS8233/1999 sound insulation and noise reduction for buildings design range 'good' for living accommodation.

Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

Plant/Machinery to be attenuated.

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 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.

Date:	28/05/2025	Signed:	C Christofis
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