

Communities, Partnerships & Enforcement Service
Environmental Protection
MEMORANDUM

To: Development Control- Carlos Chicwamba

From: Michael McNaughton – Environmental Protection Officer
Application number: 22 90192/PREAPP

Date: 05/10/2022

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Address Land North And South Gays Lane Maidenhead

Proposal

Redevelopment to provide a Film and TV studio and a Nature Park.

We would not have any objections in principle to this development if a full application were to be made. The main issues would be loss of amenity with respect to noise and lighting.

The supporting information suggests that an acoustic assessment will be carried out which can be supported by a standard condition. As well as being directed towards the possible detrimental effects of associated plant machinery from building services such as ventilation, heating and extraction, attention should also be directed towards traffic noise and onsite traffic movement including forklift trucks etc close to the areas where residential properties are located. As indicated, acoustic assessment should be carried out to current industry best practice and British Standards.

A full application should be supported by submission of lighting details and assurance in the form of assessment that outside lighting such as flood lighting will not lead to a loss of amenity.

A Construction Environmental Plan will be requested to be conditioned to protect residents during the construction phases of this development which will include standard dust, noise and vibration control and will have standard construction and construction delivery hours.

Although not thought to be an issue, with developments of this size on agricultural farm land, an unknown contamination condition would be requested which is actioned only if unexpected ground conditions are encountered.

Kind regards,

Michael McNaughton

Environmental Protection Officer - Environmental Protection