

Introduction

Further to comments received by statutory consultees, we have made a number of changes to the proposed development. These are described in further detail below.

Highways Comments – Memo by N Hussain, dated 21st July 2023.

We have amended the parking layout to provide 18 off-street parking spaces, which aligns with the requirement set out by N Hussain. This is to be read in conjunction with the Technical Advice Note and tracking layouts prepared by HVJ (enclosed).

We have provided secure and covered bicycle storage for 12no. cycles, which are located to the building frontage, and accessed from the main entrance forecourt. These are to be housed in proprietary shelters by Broxap or similar, and will be clad with clear PETg finish to walls and roof, which will enable daylight to pass through into the treatment rooms on the frontage. Areas of soft landscaping are incorporated into the scheme to separate bicycle parking and treatment room windows.

Dedicated recycling and refuse provisions are provided within the building envelope and opens out onto the staff car park. This provides dedicated storage for 1 x 1100ltr eurobin and 2 x 360ltr wheelie bin. Incorporating this into the building envelope has resulted in minor adjustments to the floor plans, including relocation of the decontamination room and office. These are not considered to represent material changes to the proposal and have no impact on the external envelope of the proposal.

Environmental Health Comments – Memo by Rebecca Moon, dated 20th July 2023.

We can confirm that we are happy to accept the draft condition, relating to mechanical plant noise, as set out in Rebecca's Memo. For clarity, this is set out below;

➤ **N2 MECHANICAL PLANT (NOISE ASSESSMENT REQUIRED)**

No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014+A1:2019 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

We can confirm that we are happy to accept draft conditions, relating to Hours of Construction / Demolition and Bonfires, as set out in Rebecca's Memo. For clarity, these are set out below;

➤ **C1 HOURS OF CONSTRUCTION/DEMOLITION**

No construction, demolition or associated deliveries shall take place outside the hours of [0800hrs to 1800hrs] Mondays to Fridays, and [0800hrs to 1300hrs] on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

➤ **C4 NO BONFIRES**

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

We trust that the above and enclosed is clear. Please do not hesitate to get in contact if you have any questions.