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19 May 2023

Your contact is: David Brett, Planning

Dear Maskan Architectural Design & Planning Permissions Ltd,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230283

Application type: Approval of Conditions

Address: 40-48 Mount Pleasant Reading

Proposal: Application to discharge conditions 7 (CMS), 16 (Noise Assessment), 20 (Archaeological Work), and 21 (SAP Report) approved application ref 201880

I refer to your application as described above.

Condition 7: Construction Method Statement

* No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of any security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works;
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring

residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

The following documents have been received pursuant to Condition 7:

- Construction Method Statement dated 27/02/23

Received on 25/04/2023

The details pursuant to Condition 7 were reviewed by the Transport Development Control Officer and Environmental Protection Officer, who indicated it was acceptable and recommended the condition be discharged. It is therefore considered that the information provided is sufficient to fulfil the requirements of Condition 7 of planning permission 201880.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Condition 16: Noise Assessment

* No development shall commence on site until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded.

Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

The following documents have been received pursuant to Condition 16:

- Environmental Noise Assessment – Prepared by Clear Acoustic Design Ltd – dated 10/02/2023

Received on 06/03/2023

The details pursuant to Condition 16 were reviewed by the Environmental Protection Officer, who indicated it was acceptable and recommended the condition be discharged. It is therefore considered that the information provided is sufficient to fulfil the requirements of Condition 16 of planning permission 201880.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Condition 20: Archaeological Work

A) No development shall commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording;
2. The programme for post investigation assessment;
3. Provision to be made for analysis of the site investigation and recording;
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;

5. Provision to be made for archive deposition of the analysis and records of the site investigation; and

6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) The Development shall take place in accordance with the Written Scheme of Investigation approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

REASON: The site lies in an area of archaeological potential, particularly for, but not limited to, Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

The following documents have been received pursuant to Condition 20:

- Project Specification for an Archaeological Watching Brief – Prepared by Thames Valley Archaeological Services – dated 27/01/2023

Received on 06/03/2023

Berkshire Archaeology have been consulted and they have confirmed that the Written Scheme of Investigation for an archaeological watching brief is satisfactory, pursuant to condition 20 of planning permission 201880.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Condition 21: SAP Report

* No development shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), and built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'design stage' Standard Assessment Procedure (SAP), produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

The following documents have been received pursuant to Condition 21:

- New House 1, 40-48, Mount Pleasant, Reading, RG1 2TF – Overview Report
- New House 2, 40-48, Mount Pleasant, Reading, RG1 2TF – Overview Report
- New House 3, 40-48, Mount Pleasant, Reading, RG1 2TF – Overview Report
- New House 4, 40-48, Mount Pleasant, Reading, RG1 2TF – Overview Report
- New House 5, 40-48, Mount Pleasant, Reading, RG1 2TF – Overview Report
- New House 6, 40-48, Mount Pleasant, Reading, RG1 2TF – Overview Report
- New House 1, 40-48, Mount Pleasant, Reading, RG1 2TF - Predicted Energy Assessment
- New House 2, 40-48, Mount Pleasant, Reading, RG1 2TF - Predicted Energy Assessment
- New House 3, 40-48, Mount Pleasant, Reading, RG1 2TF - Predicted Energy Assessment
- New House 4, 40-48, Mount Pleasant, Reading, RG1 2TF - Predicted Energy Assessment
- New House 5, 40-48, Mount Pleasant, Reading, RG1 2TF - Predicted Energy Assessment
- New House 6, 40-48, Mount Pleasant, Reading, RG1 2TF - Predicted Energy Assessment
- U-VALUE CALCULATOR REPORT – Ground Floor
- U-VALUE CALCULATOR REPORT – Roof - Sloping/Balcony Roof
- U-VALUE CALCULATOR REPORT – Wall Cellulose Wall
- New House 1, 40-48, Mount Pleasant, Reading, RG1 2TF – Summary for Input Data
- New House 2, 40-48, Mount Pleasant, Reading, RG1 2TF – Summary for Input Data
- New House 3, 40-48, Mount Pleasant, Reading, RG1 2TF – Summary for Input Data
- New House 4, 40-48, Mount Pleasant, Reading, RG1 2TF – Summary for Input Data
- New House 5, 40-48, Mount Pleasant, Reading, RG1 2TF – Summary for Input Data

- New House 6, 40-48, Mount Pleasant, Reading, RG1 2TF – Summary for Input Data
- New House 1, 40-48, Mount Pleasant, Reading, RG1 2TF – Thermal Bridging
- New House 2, 40-48, Mount Pleasant, Reading, RG1 2TF – Thermal Bridging
- New House 3, 40-48, Mount Pleasant, Reading, RG1 2TF – Thermal Bridging
- New House 4, 40-48, Mount Pleasant, Reading, RG1 2TF – Thermal Bridging
- New House 5, 40-48, Mount Pleasant, Reading, RG1 2TF – Thermal Bridging
- New House 6, 40-48, Mount Pleasant, Reading, RG1 2TF – Thermal Bridging
- New House 1, 40-48, Mount Pleasant, Reading, RG1 2TF – Building Control Regulations England Part L (BREL) Compliance Report
- New House 2, 40-48, Mount Pleasant, Reading, RG1 2TF – Building Control Regulations England Part L (BREL) Compliance Report
- New House 3, 40-48, Mount Pleasant, Reading, RG1 2TF – Building Control Regulations England Part L (BREL) Compliance Report
- New House 4, 40-48, Mount Pleasant, Reading, RG1 2TF – Building Control Regulations England Part L (BREL) Compliance Report
- New House 5, 40-48, Mount Pleasant, Reading, RG1 2TF – Building Control Regulations England Part L (BREL) Compliance Report
- New House 6, 40-48, Mount Pleasant, Reading, RG1 2TF – Building Control Regulations England Part L (BREL) Compliance Report
- New House 1, 40-48, Mount Pleasant, Reading, RG1 2TF - Full SAP Calculation Printout
- New House 2, 40-48, Mount Pleasant, Reading, RG1 2TF - Full SAP Calculation Printout
- New House 3, 40-48, Mount Pleasant, Reading, RG1 2TF - Full SAP Calculation Printout
- New House 4, 40-48, Mount Pleasant, Reading, RG1 2TF - Full SAP Calculation Printout
- New House 5, 40-48, Mount Pleasant, Reading, RG1 2TF - Full SAP Calculation Printout
- New House 6, 40-48, Mount Pleasant, Reading, RG1 2TF - Full SAP Calculation Printout
- New Houses, 40-48 Mount Pleasant, Reading Letter – dated 24/02/2023, ref: P22691

Received on 06/03/2023

The details pursuant to Condition 21 have been reviewed by officers. It is considered that the information provided is sufficient to fulfil the requirements of Condition 21 of planning permission 201880.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

David Brett

David Brett
Senior Planning Officer