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Our Ref: 230874

Your Ref: PP-12249244-v1

Direct ☎:

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16/08/2023

Your contact is: David Brett, Planning

Dear Mr Morris,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230874

Application type: Approval of Conditions

Address: Unit 6, Proctor End South, Reading, RG2 0GG

Proposal: Application for approval of details reserved by conditions 7 (noise assessment), 11 (Delivery and Servicing Plan) and 12 (external lighting) of application 221908

I refer to your application as described above.

Condition 7: Noise Assessment

The condition reads as follows: 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 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 facade (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.

The following submitted documents are approved pursuant to condition 7:

- Noise assessment report seeking discharge of planning condition 7 of planning permission 221908, prepared by Sharps Redmore Acoustic Consultants - Project Ref 2321678

Received on 21/06/2023

Condition 11: Delivery and Servicing Plan

The condition reads as follows: Prior to first occupation of the development hereby approved, a Delivery and Servicing Plan to manage how vehicles shall access the development without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved Delivery and Servicing Plan.

REASON: In the interest of the safety and convenience of all highway users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

The following submitted documents are approved pursuant to condition 11:

- Aldi Reading Gateway Delivery and Servicing Plan, prepared by Entran Environmental & Transportation

Received on 21/06/2023

Condition 12: External Lighting

Prior to first occupation of the development hereby approved, full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals : Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed before first occupation of the buildings or use commenced and the external lighting shall thereafter be maintained and operated in accordance with the approved details. No external lighting shall be installed within the site at any time otherwise than in accordance with the approved details.

REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

The following submitted documents are approved pursuant to condition 12:

- External Lighting Plan - 2304 Revision C02
- Retail Car Park Lux Pilot Layout - 2305 Revision C01

Received on 14/08/2023

The above conditions, 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