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Our Ref: 220213

Your Ref: PP-11048566-v1

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Your contact is: Tom Hughes, Planning

Dear Mr Chaudhary,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220213

Application type: Approval of Conditions

Address: 393 London Road, Reading, RG1 3PB

Proposal: Discharge of conditions 4 (noise levels), 5 (air quality), 6 (bicycle parking), 9 (construction method statement), 10 (noise and dust), 12 (BREEAM) and 14 (landscaping) of planning permission 181504/FUL

I refer to your application as described above.

Condition 4 of planning permission 181504/FUL states:

No development shall take place 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. 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 fully implemented prior to first occupation of the residential units hereby approved.

Reason: to protect the amenity of future occupants of the proposed development in accordance with Policy CS34.

Pursuant to this condition, the following information has been supplied:

MVHR Specifications

Acoustic Consultancy Report ref: 10893, Noise Impact Assessment by MSAFE Technologies Ltd, dated 10/02/22

Following consultation with the Council's Environmental Health Officer, it is confirmed that the proposed arrangement is acceptable. The submitted details are hereby approved pursuant to condition 4 of planning permission 181504/FUL.

Condition 5 of planning permission 181504/FUL states:

No development shall take place until a detailed scheme demonstrating sufficient mitigation to protect the dwellings from poor air quality has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved prior to first occupation of the residential units hereby approved and retained as approved at all times thereafter.

Reason: to protect future occupants from poor air quality in accordance with Policies CS34 and DM9.

Pursuant to this condition, the following information has been supplied:

MVHR Specifications

Following consultation with the Council's Environmental Health Officer, it is confirmed that the proposed arrangement is acceptable. The submitted details are hereby approved pursuant to condition 5 of planning permission 181504/FUL.

Condition 6 of planning permission 181504/FUL states:

A) No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities can be provided on site.

B) Prior to first occupation of the residential units hereby approved the bicycle parking facility shall be provided on site as shown on the approved plan.

C) Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

Pursuant to this condition, the following information has been supplied:

Drawing No: P2025-01 - Site Location and Block Plan

Drawing No: P2025-03 - Proposed Site Plans, Elevations and Sections

Following consultation with the Council's Transport Development Control Officer, it is confirmed that the proposed arrangement is acceptable. The submitted details are hereby approved pursuant to condition 6 of planning permission 181504/FUL.

Condition 9 of planning permission 181504/FUL states:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:

a) space 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

b) location 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 security hoarding around the site

d) any footpath closures or road closures needed during construction

e) wheel washing facilities on site

f) a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: 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 Policies CS20, CS34, DM4 and DM12.

Pursuant to this condition, the following information has been supplied:

Construction Method Statement Rev. A

Following consultation with the Council's Transport Development Control Officer, two matters contained within the original submission needed addressing. These have been rectified in the revised CMS. It is confirmed that the proposed arrangement is acceptable on the basis of the revised CMS. The submitted details are hereby approved pursuant to condition 9 of planning permission 181504/FUL.

Condition 10 of planning permission 181504/FUL states:

No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during construction. The development shall not commence until the approved scheme has been fully implemented.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site in accordance with Policy CS34.

Pursuant to this condition, the following information has been supplied:

Construction Method Statement Rev. A

Following consultation with the Council's Environmental Health Officer, it is confirmed that the proposed arrangement is acceptable. The submitted details are hereby approved pursuant to condition 10 of planning permission 181504/FUL.

Condition 12 of planning permission 181504/FUL states:

No development shall take place until a copy of a BREEAM Domestic Refurbishment Sustainability pre-assessment estimator report has been submitted and approved in writing by the Local Planning Authority, demonstrating how the development could achieve a minimum BREEAM rating of 'Very Good', unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policies CS1 and DM1.

Pursuant to this condition, the following information has been supplied:

BREEAM UK Domestic Refurbishment 2014 pre-assessment report ref: 1976b by Melin Consultants, dated 03/02/22

The report identifies a target BREEAM score for the development of 73.95% and a BREEAM rating of Excellent. It is confirmed that this is acceptable. The submitted details are hereby approved pursuant to condition 12 of planning permission 181504/FUL.

Condition 14 of planning permission 181504/FUL states:

No development shall take place until full details of both hard and soft landscaping for the area to the front of the property have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include:

(a) hard surfacing materials;

(b) planting plans; written specifications, schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.

(c) plan, section and material details of a brick wall to be provided along the boundary with no. 391 London Road Reading RG1 3PB.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

Pursuant to the condition, the following information has been supplied:

Drawing No: P2025-03 - Proposed Site Plans, Elevations and Sections

Permeable block paving and a basement planter are proposed to the site frontage. An artificial hedge would screen the visible elevations of the bin store. To the boundary with no. 391 a dwarf brick wall with half round capping, and black powder coated steel railings above would be erected. It is confirmed that this is acceptable. The submitted details are hereby approved pursuant to condition 14 of planning permission 181504/FUL.

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

SDV

PP

Tom Hughes