

TECHNICAL NOTE

Job Name: Great Brighams Mead, Reading
Job No: 48968
Note No: ATN01
Date: 29 March 2021
Prepared By: Paul Taylor (MEng CEng MIOA)
Subject: **Prior Application for Permitted Development - Noise**

1. Introduction

- 1.1. Stantec UK Ltd. has been instructed by McKay Securities Plc to undertake a noise impact assessment for the site at Great Brighams Mead, Vastern Road, Reading, to determine if existing noise from commercial uses will result in acceptable noise conditions for future residents.
- 1.2. The purpose of this report is to describe the existing noise climate from commercial noise sources at the proposed development site and to determine its suitability for residential development with respect to the change of use of a B1 office building to C3 residential use in accordance with Class O (Offices to Dwelling houses) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2016.
- 1.3. This report demonstrates that commercial uses will not have an impact on the development.

2. Permitted Development

- 2.1. The site has an established B1 office use and therefore under the Town and Country Planning Act (General Permitted Development) (Amendment) (England) Order 2016, a Class O permitted development can be converted to residential use (Use Class C3).
- 2.2. To understand the impacts from existing commercial operations on the intended occupiers of the development, a prior approval application is required to be submitted to the Local Authority.
- 2.3. Section W paragraph 10.b of the Town and Country Planning Act (General Permitted Development) (Amendment) Order 2016 requires the Local Planning Authority to consider the following when determining a prior approval application for permitted development:

“(b) have regard to the National Planning Policy Framework.....so far as the relevant subject matter of the prior approval, as if the application were a planning application...”

- 2.4. Under Schedule 2 – Class O “Offices to dwellinghouses” it states:

DOCUMENT ISSUE RECORD

Technical Note No	Rev	Date	Prepared	Checked	Approved (Project Director)
48968/3001/ACO1	DRAFT	03/02/2020	PT	MB	MD
48968/3001/ACO1	0	29/03/2020	PT	MB	MD

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

T: +44 (0)161 245 8900 E: Manchester.uk@Stantec.com

TECHNICAL NOTE

“O. development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (Offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of the Schedule.”

“0.2. – (1) Development under Class I is permitted subject to the condition that before the beginning of the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to –

Transport and highways impact of the development.

Contamination risks on the site,

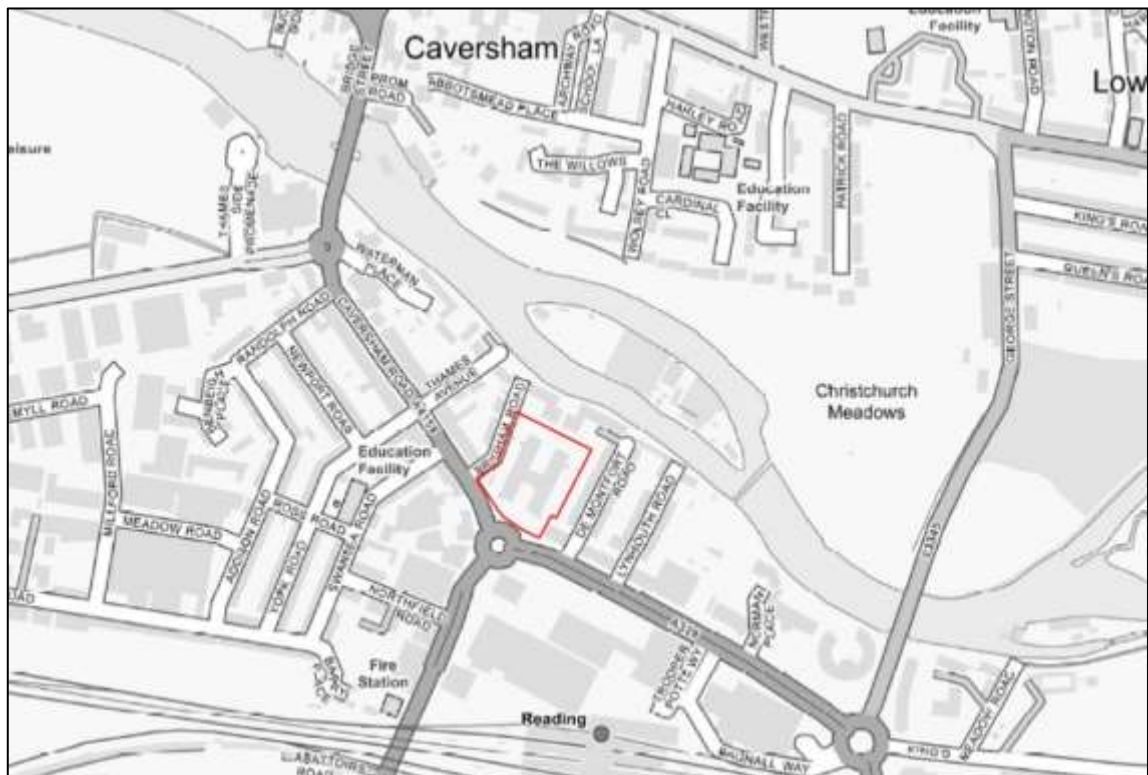
Flooding risks on the site, and

Impacts of noise from commercial premises on the intended occupiers of the development.”

3. Site Context

- 3.1. The 1.1ha site is located to the north of central Reading, off the roundabout linking the A4155 Caversham Road with the A329 Vastern Road/Inner Distribution Road (IDR), at postcode RG1 8DJ and OS grid reference 471,360m E, 174,220m N – see **Figure 3.1**.

Figure 3.1: Site Location Plan



- 3.2. The site consists of a three-storey office building in a 'H' plan configuration, which is surrounded by external car parking.

TECHNICAL NOTE

3.3. The site is bordered by residential development to the east and north, Brigham Road to the west and Vastern Road to the south. Vehicular and pedestrian access to the site is provided from the south via an entrance off the roundabout. Additional pedestrian access is available via gates along the northern and western boundaries.

4. Assessment

4.1. Under permitted development, the assessment of noise is based on the potential impacts of noise from commercial premises in proximity to the development.

4.2. Existing commercial uses in the immediate vicinity of the site include:

- 1) Caversham MOT Online – south-west of the roundabout linking the A4155 and A329.
- 2) Ground floor retail units (including Carters) - south-west of the roundabout linking the A4155 and A329.
- 3) Ground floor restaurant (Cozze) - south-west of the roundabout linking the A4155 and A329.
- 4) Restaurant (TGI Fridays) - south of the roundabout linking the A4155 and A329.

4.3. The location of these commercial uses are indicated in **Figure 4.1**. All of the identified uses are understood to be operational during daytime hours only.

Figure 4.1: Commercial Uses

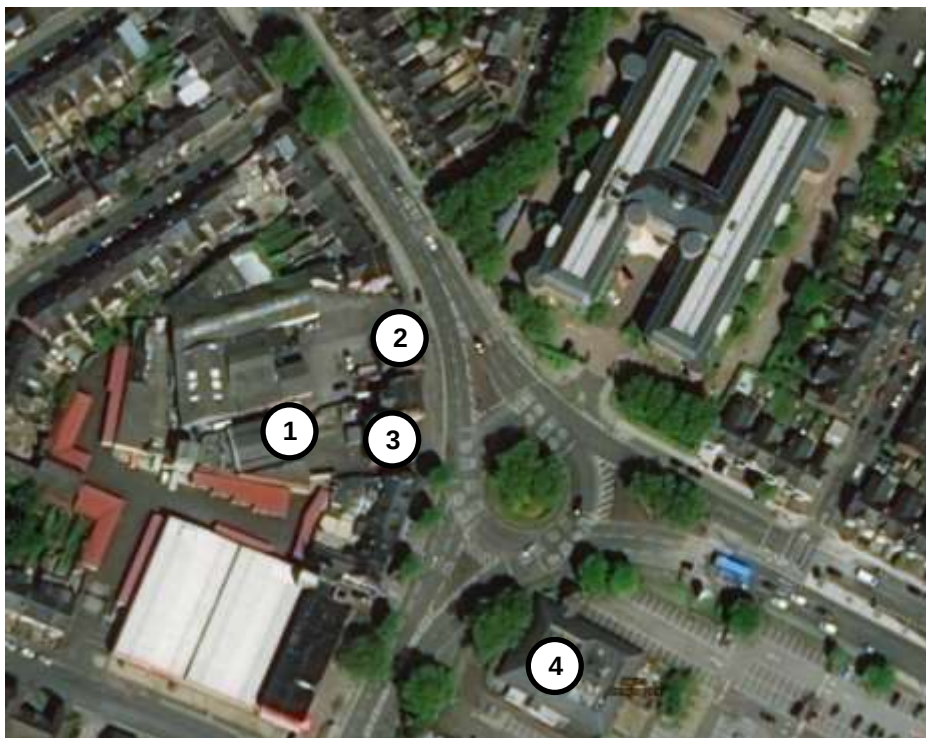


Image courtesy of ESRI, contains imagery from Maxar, Microsoft, OS, ESRI, HERE, Garmin & IPC

4.4. Other commercial properties exist within 200 m of the site, although it is unlikely that these properties would influence the sound climate at the Great Brighams Mead development due to vehicle movements along the A4155/A329.

4.5. Based on DEFRA's 2017 road noise maps, sound levels to the south of the site are anticipated to be in the region of 60-70 dB $L_{Aeq,16hours}$. Analysis of a noise impact assessment to support planning applications in the area (Ref. 200188) suggests that background sound levels in the area are likely to be in the region of 55-60 dB $L_{A90,15mins}$ during the daytime.

TECHNICAL NOTE

- 4.6. With reference to BS4142:2014, in order to adversely impact the sound climate at the development site, commercial noise from the identified commercial uses would need to exceed the background sound levels be more than 5 dB (i.e. 60-65 dB during the daytime). Given the distances between the commercial uses and the development site it is considered very unlikely that noise levels from the commercial uses would exceed these levels.
- 4.7. In addition, there are a number of residential properties which are situated closer to the commercial properties on the east side of the roundabout linking the A4155 and A329, forming areas directly above and overlooking the commercial properties. If noise from these commercial uses were to be audible at the development site, the amenity of residents at these properties would be significantly affected. On this basis the likelihood of commercial noise impact at the development site is very low.
- 4.8. The development site is itself situated within a residential area, which infers that there is a low likelihood of noise impact from commercial uses.
- 4.9. Based on the above, it is unlikely that the noise climate at the site would be affected by commercial noise and it should therefore be suitable for Class O permitted development.