

191659REG3 Reading, North Street

Summary of consultees feedback and response schedule – update 26th February

Representation	Date	Summary of comments	Response
Environmental Health Officer	13/11/2019	Noise: - The glazing and ventilation shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application. - Residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E. Air quality: - No further assessment or conditions are required. Contaminated land: - Recommendations for inclusion of conditions to ensure that future occupants are not put at undue risk from contamination. Construction and demolition phases: - Recommendation for inclusion of conditions to manage concerns regarding potential noise, dust and bonfires associated with the construction of the proposed development and possible adverse impact on nearby residents. Bin storage	Noise: - Response noted, no further action required Air quality: - Response noted, no further action required Contaminated land: - Response noted, contamination risk to be managed via recommended conditions Construction and demolition phase - Response noted, construction and demolition activity to be managed via recommended conditions Bin Storage - Response noted, detailed arrangement of bin storage to be managed via recommended condition

		Recommended condition to manage concerns regarding rats accessing bin storage areas.	
Tree Office	18/11/2019 and 05/02/2020	Planning policy: - The Policy CS38: 'Council does not consider trees to be of significant merit because none of them are protected by a TPO (Tree Preservation Order)' is completely incorrect assumption. Previously tree removals have been agreed hence it is not that none were worthy of TPO. Tree pruning: - There are no details about the required tree pruning. (Table 5.2) - The canopy of T1 should be corrected in order to fully appreciate the pruning requirements. Root Protection Areas: - It is not acceptable that the RPA (Root Protection Area) of T1 is incorporating the road. The RPA should be shown as a polygon as it is reasonable to include the pavement which was in previous applications. - The encroachments of the existing unsurfaced area of T1's RPA may have to be re-calculated once the RPA is amended. (Table 5.3) - Questions conclusion of the encroachments into the RPAs of T1 & T10 when no trial trenches have been dug. (Table 5.3) - Suggests the detailed Arboricultural report include specific timings regarding works to retained trees.	Further to the consultation with Tree Officer - Sarah Hanson in 14th February, the Detailed Arboricultural Report, drainage plan and ground plan have been updated and re-issued. Summary responses to Tree officer comments are provided below. Planning Policy: - Noted and deleted. Tree Pruning: - Draft tree pruning requirements have been included in the updated Arboricultural Report (section 5.4). Root Protection Areas (RPA): - The RPA T1 has been modified to reflect the officers comments. This is now shown as a polygon including the adjacent paving but excluding the highways. - The encroachments of construction of building of T1's RPA is 10.5% (37.6 m²). New hard surfacing will cover approximately 55 m² of the existing unsurfaced RPA. The encroachments of the existing unsurfaced area of T1's RPA is 15.5% and is less than the maximum 20% recommended by BS 5837. In response: - These encroachments occur some distance from the tree stem and as such are unlikely to impact

	- Concerns about the feasible protection of the retained tree. - The applicant needs to consider that the underground services shall be located outside of the RPA at very early stage. - Concerns that the encroachment for the foundations might affect the smaller or feeder roots. - The compatibility between the surface drainage and root protection proposals is not clear. - Concerns the potential root harm from installation of a ramp and steps within RPA. Additional tree planting: - Queries regarding the level and suitability of tree planting.	structural supporting roots (rootplate). High quality compensatory rooting volume to be provided through the installation of 'StrataCell's' of similar adjacent to the RPA. - Use of no dig surfacing to remove need for excavation and compaction and to preserve underlying roots. - New hard surfacing will be constructed using a three-dimensional cellular confinement system and permeable wearing course to ensure that it will not adversely impact the tree. - The specific timing of works is now included in the table B-1. - The installation of surface and foul drainage pipe within RPA has been clarified in Drawing 2984-WSP-XX-00-C-500, which ensures that the surface drainage and root protection/ compensation proposals are compatible. - The design of foundation for access ramp/ stairs has been showed in appendix F to avoid the potential root harm (the access ramp will be a timber construction to minimise foundation requirements). Additional tree planting: - Two new trees have been added; one in the NW corner adjacent to Burford Court and one on Weldale Street.
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			The soft landscapes extent out towards Weldale Street so the tree pits can be removed (see Ground floor plan). • A suitable species mix has been identified in section 5.6
RBC Ecology Consultations	18/11/2019	There are no objections to this application on ecology grounds, but there are some conditions.	Response noted, no action required.
Thames Valley Police (TVP)	04/12/2019	• Design and Access Statement (DAS) should demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime. • Specific concerns about the proposed layout of cycle and bin store, design of entrance lobbies, clarification required regarding location and arrangement of mail boxes, the security of the core areas, the design and layout of communal spaces (internal and external) and the design of access ramp on the corner of Waldale Street/North Street • Suggests the physical security condition.	The proposals have been modified to accommodate comments from TVP. Amendments include: • The bin and bike stores have been physically separated providing secure access to each with double doors and a single leaf door respectively. • A secondary security door set has been added to the T-block hallways to enhance the security of the entrance lobbies. • Access to upper floors via the elevator in the cluster block can be controlled by a fob or code operated lift, details to be confirmed via condition. • Mailboxes can be housed in the entrance hallways of both blocks. • The access path leading to the ramp on the corner of Waldale Street/North Street has been pulled away from the external wall and a planting strip included. • The balustrade of the access ramp has been amended to timber fins which offer good levels of transparency.

			• The suggested security condition is accepted.
Transport Development Control	12/12/2019	• The applicant should address the situation that development has a reduced car parking provision while lacking the car clubs. • The development must provide at least 1no. Electric Vehicle charging point. • Unclear management of footway on North Street. the applicant is requested to confirm whether the hard surfacing to the front of the building will be offered for adoption. The applicant is requested to submit an adoption/highway extents plan which clearly demonstrates the area(s) to be adopted which should be secured through the application and S38 process. • Concerns that two cycle stores are located with the same stores. Suggests that they can be in the same building but must be physically separated from the bins and have a separate entrance.	• In terms of the car club requirements – the outline permissions secured £15,000 as a contribution towards the cost of funding a car club and £3,500 as a contribution towards a TRO to alter the parking restrictions on Weldale Street to provide an on-street car club space. The applicant has agreed to pay a contribution towards a car club scheme to be secured via the S106 agreement. • An adoption plan has been parped (drawing 70012984-TP-001) that identifies the land within site boundary to be offered for adoption, and land that is to be managed by the development. • The applicant has agreed to provide at least 1no. Electric Vehicle (EV) charging point at time of build, to be secured by condition. • The proposed site plan demonstrates 2 cycle stores, segregated from the bin store which is acceptable.