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Our Ref: 191087

Your Ref: PP-07964886

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30 April 2020

Your contact is: Mr James Overall, Planning

Dear Hampshire County Council,

## **TOWN AND COUNTRY PLANNING ACT 1990**

**Application Reference:** 191087

**Application type:** Approval of Conditions

**Address:** St Michaels Primary School Dee Road Tilehurst Reading RG30 4AS

**Proposal:** Application for approval of details reserved by condition 7 (Noise and dust control) of application 190170

I refer to your application as described above.

### **Condition 7 - Noise and Dust**

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 the demolition and construction phase. Thereafter, works shall proceed in accordance with the approved scheme.

**Reason:** To protect the occupants of nearby residential properties from noise and dust during the development of the site (policies CS34 & DM4).

The report submitted discussing proposed noise and dust mitigation is generally satisfactory. The only concern is that the proposed working hours do not adhere to condition 8 of consent 190170 in that they state working hours from 8 on Saturday instead of 9 as consented. I am also slightly concerned about the 1 hour before the hours for receiving delivery vehicles and arriving on site. The developer must ensure that no noise or dust nuisance is experienced by neighbours during that time, or they risk action under the relevant statutory nuisance powers. If the applicant can confirm that they will adhere to the permitted working hours rather than the hours stated here, then I recommend discharge of the condition.

An amended report was requested, and this was received 6th April 2020. This new report gives hours which adhere to the permitted working hours (set out within Condition 8):

08:00 - 18:00 hours (Monday - Friday)

09:00 - 13:00 hours (Saturday)

No Work Sundays and Bank Holidays

It is therefore considered that the condition has been met to a satisfactory level and can be appropriately discharged.

### **Conclusion**

The details submitted alongside this application are considered sufficient for the discharge of condition 7 of application 190170.

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.

Yours sincerely,

Mr James Overall  
Planning Officer