

Mr Sajad Bashier
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Frances Martin
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Our Ref: 181924

Your Ref: PP-07384200

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e-mail: Tom.Hughes@reading.gov.uk

27th March 2020

Your contact is: Tom Hughes, Planning

Dear Mr Sajad Bashier,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 181924

Application type: Approval of Conditions

Address: 576 Oxford Road Reading RG30 1EG

Proposal: Discharge of Conditions 6 (bicycle parking), 7 (noise assessment), 8 (noise mitigation scheme) and 9 (noise and dust) of planning permission 180235/FUL

I refer to your application as described above.

Condition 6 of planning permission 180235/FUL stated:

'(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) No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed 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.

Drawing No: PL/A379/03 Rev. C - Proposed Floor Plans, has been supplied.

It is confirmed that the bicycle parking detailed within the submission is acceptable, given the constrained nature of the site. Full compliance with this Condition will occur when the development is undertaken in accordance with the approved details.

Condition 7 of planning permission 180235/FUL stated:

'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 completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. Reason: to protect the amenity of future occupants of the proposed development and to comply with Policies CS34 (Pollution and Water Resources) and DM4 (Safeguarding Amenity).'

The following information, received 04/02/20, has been supplied pursuant to this Condition:

MVHR Plan

Declaration of Conformity

Acoustic Consultancy Report, ref: 90897/3/1/6, by LCP Acoustics

Brink Excellent 180 technical specification

The Acoustic Report recommends that acoustic glazing with 35dBA attenuation is to be installed on the second floor, and 38dBA attenuation is to be installed on the first floor. This will enable the BS8233:2014 internal noise level design criteria to be met. Details of a MVHR system with cool air bypass has also been submitted. Provided that this is installed as suggested, a good internal noise environment will be achieved. It is confirmed that the details within the submission are acceptable. Full compliance with this Condition will occur when the development is undertaken in accordance with the approved details.

Condition 8 of planning permission 180235/FUL stated:

'The applicant must submit a scheme demonstrating sufficient mitigation to protect the dwellings from poor air quality. The submitted information must be approved, in writing, by the Local Planning Authority prior to the occupation of the development.

Reason: to protect the health of future occupants of the proposed development and to comply with Policies CS34 (Pollution and Water Resources) and DM4 (Safeguarding Amenity).'

The following information, received 04/02/20, has been supplied pursuant to this Condition:

MVHR Plan

Declaration of Conformity

Acoustic Consultancy Report, ref: 90897/3/1/6, by LCP Acoustics

Brink Excellent 180 technical specification

The MHVR system is shown to have the main input located at the rear of the building. This will act as mitigation against poor air quality along the Oxford Road frontage. It is confirmed that the details within the submission are acceptable. Full compliance with this Condition will occur when the development is undertaken in accordance with the approved details.

Condition 9 of planning permission 180235/FUL stated:

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, the use 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 and to comply with Policies CS34 (Pollution and Water Resources) and DM4 (Safeguarding Amenity).

A Noise and Dust Statement has been supplied.

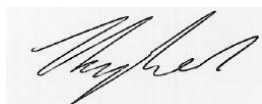
The Statement details how noise and dust will be adequately controlled during the course of the development. It is confirmed that the details within the submission are acceptable. Full compliance with this Condition will occur when the development is undertaken in accordance with the approved details.

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

Tom Hughes

A handwritten signature in black ink, appearing to read 'Tom Hughes', is written over a light grey rectangular background.