

191659REG3 Reading, North Street

Summary of consultees feedback and response schedule

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	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) - Suggests that it is not appropriate to say the conclusion of the encroachments into the RPAs of T1 & T10 when no trial trenches have been dug. (Table 5.3)	The Detailed Arboricultural Report has been updated and re-issued. Summary responses to Tree officer comments are provided below. Planning Policy: - Noted that RBC do not TPO trees on authority owned land. 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 63 m² of the existing unsurfaced RPA. The encroachments of the existing unsurfaced area of T1's RPA is 22%. It is noted that this marginally exceeds recommendations in BS 5837. In response: - These encroachments occur some distance from the tree stem and as such are unlikely to impact structural supporting roots (rootplate).

		• The applicant needs to consider that the underground services shall be located outside of the RPA at very early stage. • Suggests the detailed Arboricultural report includes specific timings regarding works to retained trees. • Concerns about the feasible protection of the retained tree. Additional tree planting: • Queries regarding the level of tree planting.	– Use of no dig surfacing to remove need for excavation and compaction and to preserve underlying roots. – New hard surfacing will be constructed using proven no dig construction techniques to ensure that it will not adversely impact the tree. – to soil and roots. Areas of RPA outside fenced area and not covered by the retained footway will be covered by suitable ground protection. Ground protection shall be installed prior to demolition and shall remain insitu until no dig surfacing / piled foundations / soft landscaping is undertaken. – The impacts of construction of access ramp/steps within RPA has been considered. – The specific timing of works is now included in the table B-1. – The Special Engineering and other relevant construction details (Appendix B) includes the feasible protection of the retained tree. – (full mitigation measures are included in the revised Arboricultural Report). Additional tree planting: • Additional tree planting is included the proposals and shown in the Ground Floor Drawing PL103
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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 applicant is happy to arrange contributions towards a car club scheme to be secured via planning obligation

		• 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.	• 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. • Inclusion of an Electric vehicle charging point is supported at the site and suggest this be secured via planning condition. • The combined cycle and bin stores have been amended and removed as per the response to comments from Thames Valley Police.
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