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GW Planning Limited
21 Norfolk Road
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Our Ref: 191468
Your Ref: PP-07658609

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3 October 2019

Your contact is: Julie Williams, Planning

Dear Geoff,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 191468

Application type: Approval of Conditions

Address: 79 Silver Street Reading

Proposal: Application for discharge of condition 14 of planning permission 180075.

I refer to your application as described above. This condition had already been met by information submitted with application reference 181105 (approved 15th August 2018) but you have sought to submit amendments to that approved scheme.

Condition 14 states:

14. No development shall take place (apart from demolition) 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.

After quite a bit of dialogue between your acoustic consultants and the Council's Environmental Protection team an acceptable noise assessment and detailed scheme aimed at protecting future residents at the development site from unreasonable external noise and neighbours from noise generated by the users of the development and its associated plant has been submitted - Report 13188-NEA-79-01 rev C.

The submitted information has been reviewed and it has been confirmed with the updated noise assessment with mechanical ventilation proposed to all rooms we are now happy to recommend discharge of the relevant condition.

To fully comply with the condition the approved scheme should now be implemented before occupation.

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

A handwritten signature in black ink, reading "Julie Williams", enclosed within a thin black rectangular border.

Julie Williams
Area Planning Manager