

5-9 BERKELEY AVENUE

NMA - ACOUSTIC SUBMISSION DOCUMENT

JANUARY 2018



01.

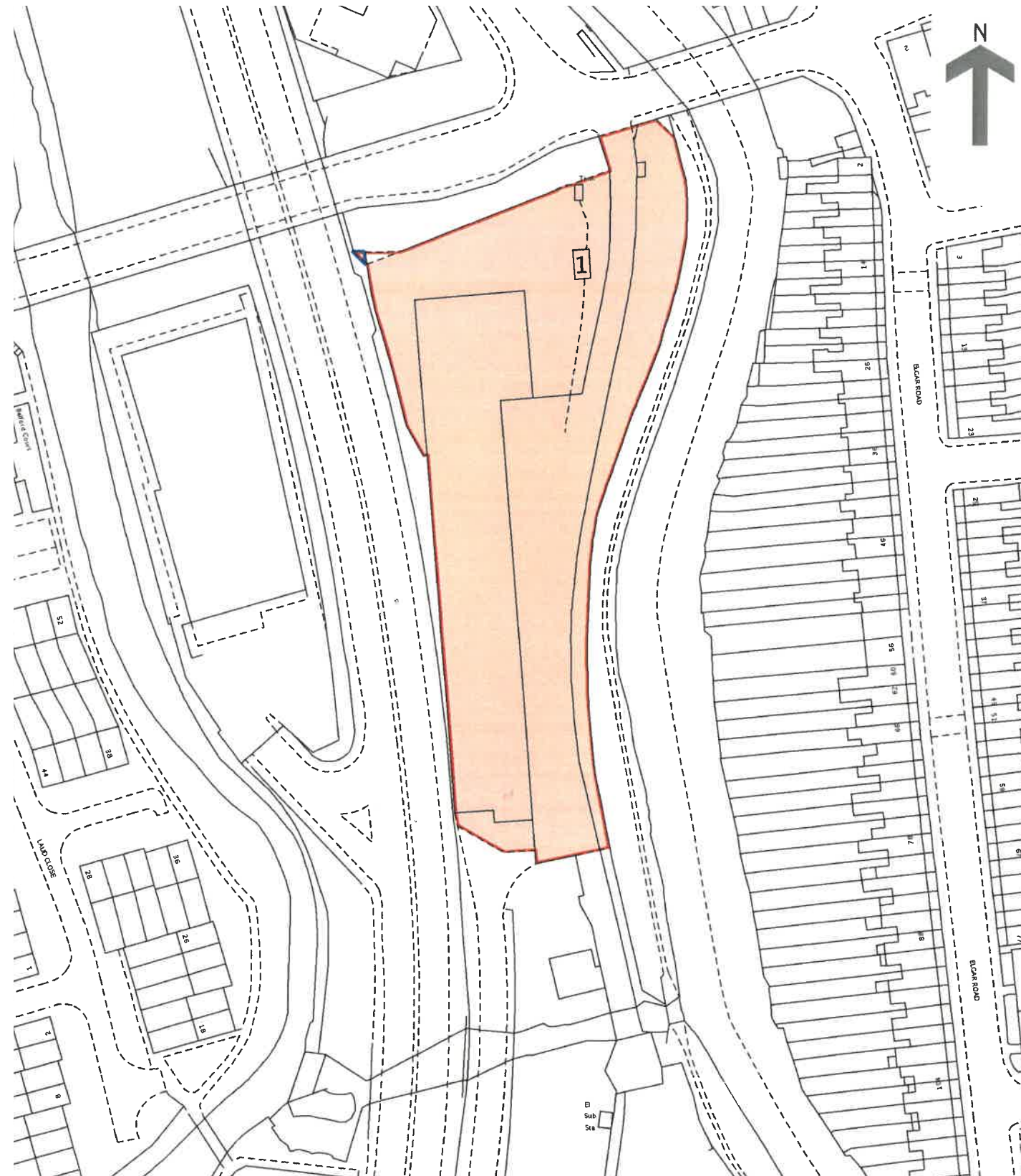
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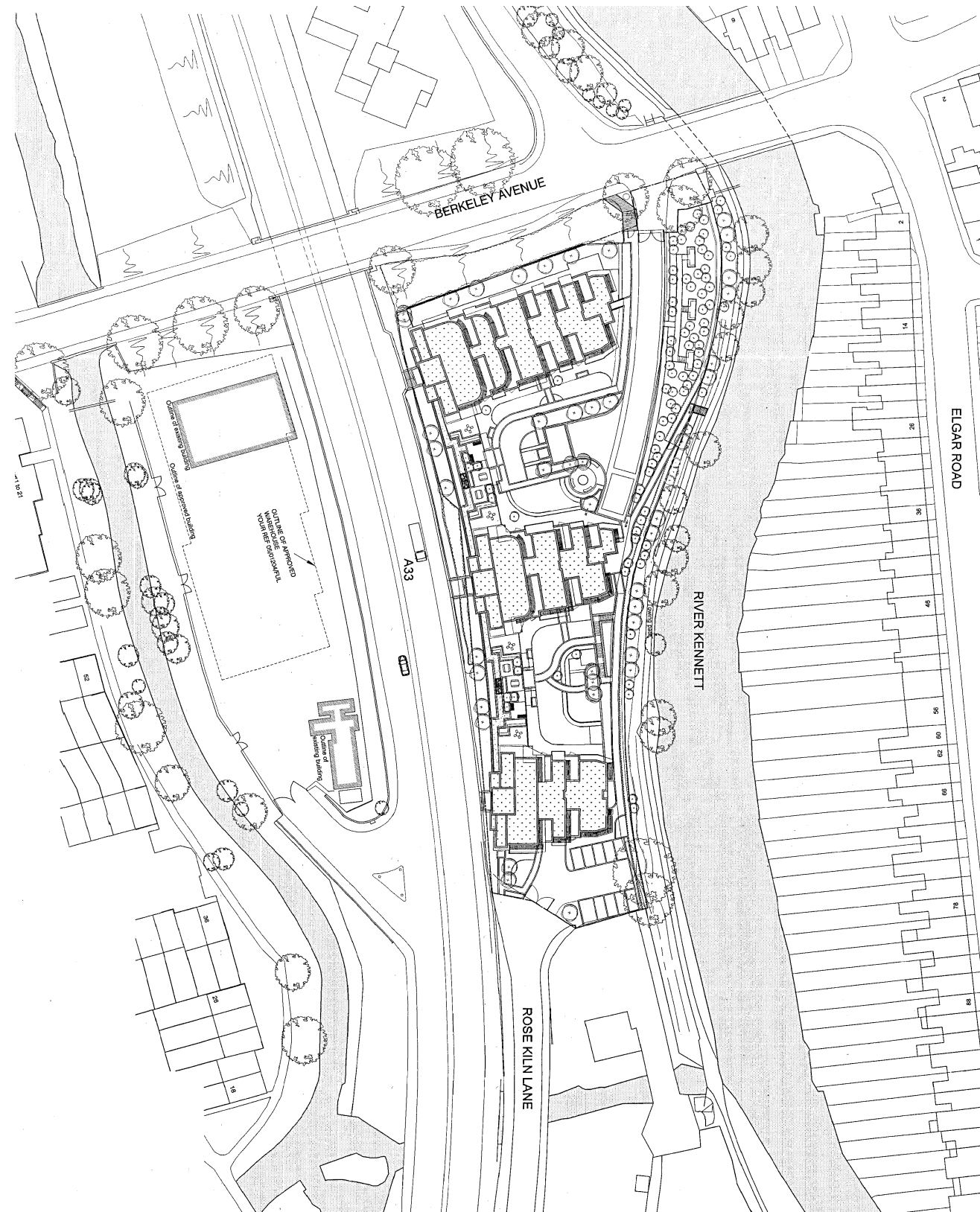
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02.

SITE LOCATION / BLOCK PLAN



Site Location Plan @ 1:1250



Block Plan

03.

PLANNING STATEMENT

PLANNING HISTORY

Planning Permission Previously Granted For:
Demolition of existing building and erection of 112 flats with associated car parking and landscaping.

Reading Borough Council Ref:
07/00412/FUL/KS1 and 0/01567/EXT

Site Address:
Former Lock ‘N’ Store Site, 5-9 Berkeley Avenue, Reading, RG1 6EL

Decision Dates (By Appeal):
8th January 2008 and 4th October 2011

OVERVIEW

A full planning submission was submitted on the 28th March 2007. The application was granted via appeal on the 8th January 2008.

An application for an extension of time was submitted on the 19th August 2010. The application was granted via appeal on the 11th October 2011.

Original Consented Drawings:

- 2626/D/030
- 2626/D/300A - 307A
- 2626/D/308
- 2626/D/309
- 2626/D/310A
- 2626/D/311A
- 2626/D/312
- 2626/D/313A
- 2626/D/314
- 2626/D/316
- 2626/D/317
- 2626/D/319

Further to the above, a Non-Material Amendment was submitted and granted for the site to include the relocation of the sub-station. The application was under **No: 171384**, and included a replacement drawing as follows;

- WH186/17/NMA/25.00

ACOUSTICS

As part of the original planning submission acoustic data and associated noise report were submitted. A further report written by Hepworth Acoustics was submitted, compliance to this report was set out in condition no. 14.

Condition no. 14 required that;

The development, hereby permitted shall be implemented in accordance with the scheme set out in the Hepworth Acoustics report (13th September 2010) which was submitted to and approved in writing by the local planning authority under reference 10/01752/APPCON on the 08.10.10. The dwellings shall not be occupied before the approved scheme is implemented.

PREVIOUS SUBMISSION;

A previous submission for the above condition was submitted and approved on the 10th May 2012. As noted within the discharge letter, an accompanying acoustic report was provided by Hepworth Acoustics. It should be noted that the Hepworth Acoustics report was based on noise surveys carried out in May 2006, therefore 11 years ago.

REVISED SUBMISSION

Having reviewed the existing acoustic report, it was felt that the data should be collected again, to provide a current, up to date and accurate representation of the existing noise condition.

As such, SES consulting engineers carried out further testing for a 17 day period, between 8th and 25th September 2017. The data was recorded and analysed in order to prepare the submitted report and set out conclusions and the necessary mitigation measures.

The report analyses the current condition and sets out a straight forward strategy / specification that can be implemented and delivered on site.

PRE-SUBMISSION ADVICE

Officer - Steven Vigar
Date of Communication - 11th December 2017

SUBMISSION MATERIAL

This NMA discharge application is supported by the following report / drawings:

- **Noise Impact Assessment (ENV1-READ-046 - Berkeley Avenue, Reading) - Version 01**

The above report shall supersede the previous submission for Condition No.14