

Our Ref: QA22072

11 April 2024

Samruti Patel
Savills (UK) Limited
33 Margaret Street
London
W1G 0JD

Dear Samruti,

SOANE POINT, 6-8 MARKET PLACE, READING

Prior Approval granted under Appeal ref: APP/E0345/W/21/3284108

This Technical Note has been prepared to support an application for non-material amendments to the Prior Approval granted under appeal for 144 dwellings at the above site. The submission following pre-application engagement with the Council, including with the Councils Environment Protection Officer (EPO). The comments received from the EPO are provided in Appendix A of this Note, and they have been taken into account in preparing this Technical Note.

Background and Existing Planning Condition

Prior Approval was granted via appeal on 25th May 2022 for the change of use of part ground, part basement, and upper floors from office use to 144 studio apartments.

We understand the Planning Inspector imposed a planning condition on the Prior Approval stating:

"No dwelling hereby permitted shall be occupied until the glazing, ventilation and any other noise mitigation specified within the approved Venta Acoustics Noise Impact Assessment Ref. VA3600.211001.NIA4.4, dated 1 October 2021, and approved BSG Soane Point Ventilation Strategy Report Ref. FINAL (Rev B / 144 Bed), dated 29 September 2021, have been installed in full in accordance with the approved details. Thereafter the development shall be maintained in accordance with the approved mitigation measures."

Venta Acoustics Noise Impact Assessment Ref. VA3600.211001.NIA4.4, dated 1 October 2021, as referenced in the aforementioned planning condition, presents the results of an environmental noise survey. In addition to normal (non-commercial) environmental noise, this noise survey identified commercial noise from sources including the Market House Hotel, Madras Flavours restaurant and Tesco's service yard entrance.

In relation to noise issues, Class O of the Permitted Development rights only requires consideration of "impacts of noise from commercial premises on the intended occupiers of the development."

Therefore, the planning condition cited above should only apply to the facades which could be affected by commercial noise.

Facades affected by Commercial Noise

The facades affected by commercial noise are shown in the markups below.

We would explain the identification process as follows:

- The facades marked orange are affected by commercial noise from sources including the Market House Hotel, Madras Flavours restaurant and service yard entrance.
- The facades marked green are not affected by commercial noise sources.
- The thick black lines denote party walls, or other walls with no noise sensitive windows.
- The area shaded purple shows the service yard entrance.









Following comments from the EPO, whilst the northern part of the facade on Levels 01 and 02 directly fronting Abbey Square (*the façade which is not stepped back*) is further away and acoustically screened from the service yard entrance and therefore unlikely to be affected by commercial noise, we have erred on the side of caution and have proposed that rooms on this facade will be also provided with noise mitigation measures. For this reason, they are shown as affected by commercial noise.

Proposed Amendment and Conclusion

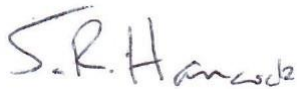
In relation to noise issues, Class O of the Permitted Development rights only requires consideration of *"impacts of noise from commercial premises on the intended occupiers of the development."*

Therefore, the planning condition cited above should only apply to the facades shaded orange (i.e. those which could be affected by commercial noise).

In view of the above, the planning condition can be re-worded as it is not appropriate for it to apply to those units not affected by commercial noise.

We trust the above to be clear and of assistance, however please let us know if you have any queries.

Yours sincerely,



Eur Ing **Simon Hancock**

BEng(Hons), CEng, FIOA, MIMechE, MCIBSE

For QUANTUM ACOUSTICS

Appendix A - Pre-Application Feedback from the Environmental Protection Officer (EPO) and the Local Council

The EPO provided the following comments through the pre-application process. These comments have been addressed within this Technical Note.

“Regarding the proposal to only apply the noise mitigation measures to the properties impacted by commercial noise, this should be acceptable in principle, however, we would require justification as to how those unaffected facades have been identified, particularly where there appear to be flats next door to each other to the rear that have been coloured orange vs green.

I note that if noise levels are high due to general environmental noise, it would be in the interest of a good quality development for those to be provided with adequate noise mitigation whatever the source.”

Following the provision of additional information on the identification process, the additional feedback from the EPO stated the following:

“The Environmental Protection Officer is satisfied with the technical note provided. Their remaining comment is that it will need to be demonstrated that noise from the Tesco service yard would be undetectable at the nearest ‘green’ flats’. Unless this can be demonstrated then their advice is that the protection measures should be applied to the flats in that section of façade too.”