

Bell Cornwell Chartered Town Planners
Unit 2 Meridian Business Park
Osborn Way
Hook
RG27 9HY

Emma Gee
Interim Director Economic Growth and
Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 240183

Your Ref: PP-12801243-v1

Direct: ☎ 0118 9374237

e-mail: nathalie.weekes@reading.gov.uk

8 April 2024

Your contact is: **Nathalie Weekes, Planning**

Dear Prestige Property Limited,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 240183

Application type: Approval of Conditions

Address: 474 Oxford Road Reading RG30 1EF

Proposal: Application for approval of details reserved by conditions 3 - (Schedule of Materials), 4 (Noise Assessment), 5 (Air Quality), 6 (Construction Method Statement), 7 (Updated Land Contamination) and 8 (Landscaping) of Application 230415

I refer to your Approval of Conditions application as described above.

Condition 3 Schedule of Materials

Condition 3 states the following:

3. No development shall commence on site until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

The following document(s) are hereby approved pursuant to discharge condition no. 3:

OXR474:M1Proposed elevation and materials
As received 12/02/2024

Materials proposed should match the original building. Additional information submitted by email on 08/04/2024 confirmed the proposed brick for the boundary brick wall will also be built from the main TBS Maubury brick with the Staffordshire blue and Throckley as the banding course.

Condition 4 Noise Assessment

Condition 4 states the following:

4. No development shall commence on site 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 and the and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. 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: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance

with Policy CC8 of the Reading Borough Local Plan 2019.

The following document(s) are hereby approved pursuant to discharge condition no. 4 subject to adequate ventilation measures and glazing specifications as outlined in:

4907 R1, Noise survey report, 4893-R1-474 Oxford Road, Clover acoustics
As received 12/02/2024

Additional information submitted by email on 08/04/2024 confirmed that the ground floor ventilation will be joined to the scheme on the second floor and that no additional inlets will be required on the ground floor facing the Oxford Road.

Any changes to this provision would require additional information to be discharged.

Condition 5 (Air Quality)

Condition 5 states the following:

5. No development shall commence on site until a detailed Air Quality Assessment to determine whether mitigation is required to protect the residents from the effects of poor air quality is submitted to and approved in writing by Local Planning Authority. Where this Air Quality Assessment identifies that future residents will be exposed to poor air quality, an air quality mitigation scheme shall accompany this assessment demonstrating sufficient mitigation to protect the occupants. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

REASON: These details are required due to insufficient information being contained within this submission and in order to protect the health of future occupants of the proposed development in accordance with Policy EN15 of the Reading Borough Local Plan 2019.

The following document(s) are hereby approved pursuant to discharge condition no. 5
V1 Air Quality technical note January 2024, Independent Air Quality Solutions
As received 12/02/2024

Condition 6 Construction Method Statement

Condition 6 states the following:

6. Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided*

- location on site for storage of plant and materials used in constructing the development*

- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site*

- any footpath closures or road closures needed during construction*

- wheel washing facilities on site*

- a scheme for recycling waste resulting from the construction works.*

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

REASON: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy TR3.

The following document(s) are hereby approved pursuant to discharge condition no. 6:

OXR474:001 Site Plan to show site compound and work area

Method statement for the building construction works, 474 Oxford Road

Method statement (Safe system of work)

As received 12/02/2024

Submitted site plan illustrates 2 x temporary on site parking spaces for visitors. The CMS narrative states all site operatives will arrive on site in shared vehicles or by public transport to minimise vehicles being parked on site. There are extensive parking restrictions in place in the surrounding streets preventing unauthorised on street parking.

Submitted site plan identifies a storage area within the curtilage of the site. The main site access will allow vehicles to enter the site and park for drop off and collection, the site manager will control the ingress and egress of vehicles. It should be noted that no plant or material should be stored on any part of the public highway or footway this should be confirmed in the narrative.

Submitted site plan illustrates fencing around the perimeter of the site. Access will be gained from Oxford Road with gates opening into the site. It should be noted that a license would be required for the erection of scaffolding or hoarding around the site that would overhang any part of the public highway.

If any road or footpath closures are required, the requirements of Section 8, of the adopted Guidance Notes for Activities on the Public Highway must be adhered to. No part of the footpath/public highway outside the site must be used by the contractor.

Wheel washing facility has been near the access of the site. The footway and carriageway should be regularly inspected to ensure they are kept free from dirt and debris.

Condition 7 Updated Land Contamination

7. No development shall commence on site including demolition and any preparatory works until:

a) An update assessment of document 'Geo-Environmental Validation Investigation ref: J124 by Sackedgate Ltd, dated 15/04/21' on the impact of proposed works has been submitted to and approved by the Local Authority to change the ground floor units into residential accommodation. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include an update on potential contamination at the site and

any potential risks to human life as a result of the change in use and if required, to propose a remediation scheme in the updated assessment

b) In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

c) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Local Plan 2019.

As received 12/02/2024

The following document(s) are hereby approved pursuant to discharge condition no. 7:

J124A Change of land use letter, Sackedgate ltd, 18 January 2024

As received 12/02/2024

Condition 8 Landscaping

Condition 8 states the following:

8. Landscaping

Prior to occupation of the units, full details of both hard and soft landscaping shall have been submitted to and been approved in writing by the local planning authority.

The submitted details shall include:

(a) hard surfacing materials; and

(b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers.

(c) Tree pit specification for at least 1 small tree.

REASON: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 and EN14.

The following information has been submitted:

OXR474:LS01 Landscape plan

As received 12/02/2024

In relation to the hedging, Carpinus betulus (Hornbeam) would be better suited to the very urban environment here, rather than Beech.

The Carpinus Frans Fontaine (full name should be provided - Carpinus betulus Fastigiata Frans Fontaine') is acceptable.

The two small Magnolia Leonard Messel (full name Magnolia x loebneri Leonard Messel) are considered unsuitable due to their round form (which will overhang the highway) and mess created following flowering, albeit its flowers are smaller than other Magnolias. Being only 1-3m tall at maturity, it does not provide suitable scaled trees for the location. An alternative should be sought of taller trees, even if these are fastigate

in form, e.g. there are multiple more upright forms of Sorbus aucuparia such as Sorbus x arnoldiana Schouten, Sorbus aucuparia Sheerwater Seedling, S. aucuparia 'Cardinal Royal' or Acer campestre such as 'Lienco' & 'Elegant' available. Fastigate forms of other native or wildlife friendly trees are also available.

Given the existing hard surfacing, a greater amount of detail is required on the conversion of this and cultivation to form a suitable soft landscape area. Greater tree pit specifications are required to demonstrate appropriate soil volume for the species proposed and inclusion of root barriers on the pavement side to avoid root conflict in the future. Further establishment and maintenance details are required and should cover a 5 year period, consistent with the replacement requirement period in condition 10.

In relation to hard surfacing, the key shows one type of surfacing, whereas something different is shown on the plan. This needs to be clarified.

For the above reasons, the details submitted under condition no. 8 are hereby not approved and this condition is not discharged.

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.

Yours sincerely

Nathalie Weekes

NWB

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>