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Emailed to Amine Djelladj
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Emma Gee
**Acting Executive Director for Economic
Growth and Neighbourhood Services**
Reading Borough Council
Civic Offices, Bridge Street,
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Our Ref: PL/24/0942
Your Ref: 35486
Direct ☎: 0118 9372461
e-mail: julie.williams@reading.gov.uk
14 August 2024

Your contact is: Julie Williams, Planning

Dear Amine,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: PL/24/0942

Application type: Approval of Conditions

Address: Richfield Driving Range Ltd Richfield Avenue Reading RG1 8EQ

Proposal: Application for approval of details reserved by condition 9 (Mechanical plant noise assessment approval) of Application 212061

I refer to your application as described above. Condition 9 requires that:

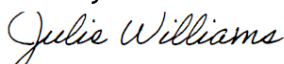
No mechanical plant shall be installed for the development hereby permitted until a noise assessment of the proposed mechanical plant has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014+A1:2019 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

You submitted a Mechanical Plant Noise Mitigation Acoustic Report prepared by Buro Happold, ref. 0049847 Rev P01. The report concludes that the equipment to be installed can meet the criteria as set out in Condition 9.

The Environmental Protection team has considered the noise assessment provided and confirm that it meets the requirements of the condition, noting that the background noise would ideally have been measured at the receptor along the Warren, where it is likely to be lower, rather than at the rear of the site. However, as the noise level is 6 dB lower than it needs to be to comply with our requirements, this is not a significant concern.

You are reminded to make the occupier aware that the plant now needs to be installed and maintained to remain within the acceptable noise levels as specified by this condition.

Yours sincerely



Julie Williams
Planning & Building Control Manager