

Mr Zalman Hanovitch
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Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

Civic Offices,
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Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/24/0957
Your Ref:
PP-13237983
Direct: ☎
13/12/2024

Your contact is: Thomas Bradfield, Planning

Dear Mr Hanovitch

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/0957

Application Type: Approval of details reserved by a condition

Location: 32 ST MARYS BUTTS, READING, RG1 2LS

Proposal: Application for Approval of Details Reserved by Conditions 5, 6, 7, 10 of application 231229

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

Condition 5 requires that no development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. There was some concern about the initial proposals given the site location within the town centre, close to loading and bust stop areas. You have provided additional information which has been confirmed as acceptable for this scale of development. Subject to the now approved CMS being followed by all contractors working on site this condition will be met.

Condition 7 – Details of refuse and recycling storage and collection

This condition requires that before occupation of the new unit details of how refuse and recycling collections will be managed from the site need to be explained and approved. You provided a refuse strategy but then was asked to revise it to be in line with Waste Services requirements. You then provided a Refuse Collection Strategy (Amended). This has been checked and confirmed to be acceptable. Subject to the strategy now being implemented and residents advised to abide by it this condition will be met.

Condition 8 – Registration of new postal address

This condition requires that no residential unit shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit. You have confirmed that the new dwelling has been registered with the Council's Street naming and numbering team and with the Royal Mail. Your Council reference for this is 34520240704 and the new address is Flat 3, 32 St Marys Butts, Reading RG1 2LS. Therefore, this condition has been met.

Condition 10 – Noise Survey and Noise Impact Assessment

This condition requires that 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. Notwithstanding that works are underway on site you were able to provide sufficient initial information to enable officers to comment and seek further information. You then provided a further note from the Acoustics Consultants regarding external noise break-in through the roof and structural drawings as referenced below:

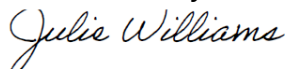
- Proposed Structural Details – HD1534/1008 (10/2024)
- Proposed Loft – HD1534/1006 (10/2024)
- Proposed Roof Structural Plans – HD1534/1005 (10/2024)

The information and the proposed mitigation have been confirmed as acceptable and subject to these approved methods being provided before occupation this condition will be met.

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 via email address or the direct line as above.

Yours sincerely

A handwritten signature in cursive script that reads "Julie Williams".

Pp Thomas Bradfield
Principal Planning Officer