

Our Ref: PL/24/1408
Your Ref:
PP-13502561
Direct: ☎
26/02/2025

Your contact is: James Schofield, Planning

Dear James Tarpy,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1408

Application Type: Approval of details reserved by a condition

Location: BRUNEL HOUSE, 17-27 STATION ROAD, READING

Proposal: APPLICATION TO DISCHARGE CONDITION 4 OF PLANNING PERMISSION PL/24/0762

I refer to your Approval of Conditions application as described above. As a reminder, condition 4 says the following.

4. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014 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 façade 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.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

The following information was submitted:

A cover letter
Noise Impact Assessment
As received on the 22nd of October 2025

Consultation:

Environmental Health Officer stated that the methodology of the Noise Impact Assessment was

conducted properly, and that the findings meant that the condition could be discharged.

The Noise Impact Assessment demonstrates that:

- 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 façade will 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.
 - R2, the closest point, is in commercial use, and is measured at -11 dB.
- 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) will not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation.
 - None of the findings show an increase in dB.

The details were reviewed by the case officer and the Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission PL/24/0762. As such, this condition is hereby discharged.

In order to fully comply with the requirements of this condition, the development must be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

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

James Schofield
Planning Officer

Sainsbury's Supermarkets Ltd
33 Holborn, London, United Kingdom,
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Emma Gee
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Dear Sainsbury's Supermarkets Ltd

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Yours sincerely

James Schofield
Planning Officer