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VIA EMAIL ONLY

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Our Ref: PL/24/0758
Your Ref:
PP-13143465
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11/03/2025

Your contact is: Alison Amoah, Planning

Dear Daniel,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/0758

Application Type: Approval of details reserved by a condition

Location: 12-18 Crown Street, Reading

Proposal: Application for Approval of Details Reserved by Condition 8 (Environmental Noise Survey and Noise Impact Assessment) of application 201138

Thank you for your application for discharge of a condition.

Condition 8 states:

8. 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 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.

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 Environmental Health Officer requested further information as follows and your responses are in bold text. Following review of the further information the Environmental Health Officer confirmed that the

condition could be discharged:

- Is there any mechanical plant noise from the next door Tesco that impacts on the site? If so this will need to be considered in addition to the unattended measurements of overall noise levels
Quantum Acoustics confirmed that there was no evidence of plant noise affecting the site during the survey.
- Significant upgrades to the window systems are required – are these confirmed to be practicable in terms of the weight and any other factors?
The Applicant confirmed that the upgrades to the windows are achievable.
- Where will the inlets for the mechanical ventilation be placed? The A4 frontage should be avoided if possible as this is a pollution source.
Ventilation drawings were provided and confirmation that the Air Quality Assessment discharged under condition 9 did not highlight an issue.
- Has the self noise from the mechanical ventilation system been confirmed to be compliant in terms of noise levels?
A technical note was provided.

The following documents are approved, as received 21st November 2024, unless otherwise stated:

Condition 8 – Noise Assessment

- Environmental Noise Survey and Noise Impact Assessment, ref: QA24145/NIA 8, dated 6/6/2024, prepared by Quantum Acoustics, received 12th June 2024
- Technical Note, dated 21/11/24, prepared by Quantum Acoustics
- Drawing no: 33893 – CJA-DD-00-DR-P-5700-1-S02-P1 – Ground Floor Sheet 1 of 2 Ventilation Layout
- Drawing no: 33893 – CJA-DD-00-DR-P-5700-2-S02-P1 - Ground Floor Sheet 2 of 2 Ventilation Layout
- Drawing no: 33893 – CJA-DD-01-DR-P-5701-1-S02-P1 – First Floor Sheet 1 of 2 Ventilation Layout
- Drawing no: 33893 – CJA-DD-01-DR-P-5701-2-S02-P1 - First Floor Sheet 2 of 2 Ventilation Layout
- Drawing no: 33893 – CJA-DD-02-DR-P-5702-1-S02-P1 – Second Floor Sheet 1 of 2 Ventilation Layout
- Drawing no: 33893 – CJA-DD-02-DR-P-5702-2-S02-P1 - Second Floor Sheet 2 of 2 Ventilation Layout
- Drawing no: 33893 – CJA-DD-03-DR-P-5703-1-S02-P1 – Third Floor Sheet 1 of 2 Ventilation Layout
- Drawing no: 33893 – CJA-DD-03-DR-P-5703-2-S02-P1 - Third Floor Sheet 2 of 2 Ventilation Layout
- Drawing no: 33893 – CJA-DD-04-DR-M-5704-S02-P1 - Fourth Floor Ventilation Layout

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.

Yours sincerely

A. Amoah

Alison Amoah
Principal Planner