

Project 24-019

24/03/2025

Discharge of Conditions Application

142 – 144 Whitley Wood Lane, Reading RG2 8PP

Application Reference 231793 dated 23 December 2024

NMA Reference PL/25/0097 dated 23/01/2025

This letter is to support a Discharge of Condition Application in connection with the permission referenced above 231793 dated 23 December 2024 amended by NMA PL/25/0097 dated 23/01/2025 , specifically Conditions 3, 4, 7, 8, 9,12, 14, 15, 16,17 and 23. A further Discharge of Condition Application will follow to discharge other relevant Conditions.

Condition 3

External materials as depicted on TNM Architecture drawings;

24-019 05(ML)01 Existing and Proposed North East Elevation

24-019 05(ML)02 Existing and Proposed North West Elevation

24-019 05(ML)03 Existing and Proposed South East Elevation

24-019 05(ML)04 Existing and Proposed South West Elevation

Condition 4

Construction Method Statement from Sandhuz Construction provided.

Condition 7

Bicycle parking as denoted on Davis Landscape Architecture General Arrangement Plan L1097L01 Rev.A

Condition 8

Refuse and Recycling storage as per Davis Landscape Architecture General Arrangement Plan L1097L01 Rev.A

Condition 9

EV Charging points are shown on TNM Architecture drawing 24-019 03(ML)03 Rev.A.

Condition 12

Hard and Soft Landscaping scheme as provided by Davis Landscape Architecture on the following drawings and specification;

L1097M01 - Landscape Management & Maintenance Plan

L1097S01 – Soft Landscape Specification

L1097L01A – Landscape General Arrangement

Condition 14

A Preliminary Ecology Appraisal was carried out by Arbtech February 2024 and was submitted under the previous applications. It quotes '**Habitats present onsite are common and widespread and not considered to be of high ecological value.**'

Condition 15

This condition in its written form cannot be satisfied. We have communicated with a specialist Acoustic Consultant Will Higgins of Focus 360 Energy and his response is as below;

'I write in response to the request for the discharge of the planning condition relating to noise insulation performance prior to the commencement of development, as outlined in the decision notice. While we acknowledge the importance of ensuring adequate noise mitigation measures between the commercial and residential elements of the development, we wish to highlight the practical constraints associated with fulfilling this requirement at the pre-construction stage.

The condition states that a detailed scheme for protecting the dwellings from noise emissions must be submitted and approved prior to any development, other than demolition. However, it is critical to note that compliance testing for sound insulation performance can only be meaningfully carried out once the development is built, and the party walls and ceilings separating the residential and commercial uses are in place. Without the physical construction of these elements, it is impossible to accurately measure the airborne and structure-borne noise insulation performance in situ, as required by the condition.

While a theoretical assessment and design scheme can be provided in advance, real-world testing to confirm compliance with the specified airborne sound insulation performance (≥ 55 dB Dntw + Ctr) and the noise limits in BS8233:2014 can only be conducted post-construction. Therefore, we propose that the condition be amended or structured to allow the scheme to be designed and submitted prior to commencement, with final testing and verification to be carried out prior to first occupation of the residential accommodation.

We are committed to ensuring that all necessary noise mitigation measures are implemented in line with policy requirements. However, we respectfully request that the Council acknowledge the technical limitations of pre-construction testing and allow for a pragmatic approach that ensures both compliance and feasibility.

We look forward to your response and are happy to discuss any alternative solutions to satisfy this requirement'.

Condition 16

Phase I and II Combined Geo-Environmental Site Investigation by Earth Environmental & Geotechnical dated February 2025 is attached to this application.

Condition 17

Remediation Method Statement by Earth Environmental & Geotechnical dated February 2025 is attached to this application.

Condition 18

Validation Report discussed within Remediation Method Statement by Earth Environmental & Geotechnical dated February 2025 is attached to this application.

Condition 23.

Noise Assessment Report carried out by Anglia Consultants dated February 2025 attached to this application.

Terry Reynolds

For TNM Architecture

25/03/2025