

Nathalie Weeks
Reading Borough Council

Our ref: 4495

via email only.

02 April 2025

Dear Nathalie

127A, Loverock Road, Reading, RG30 1DZ- Addendum PL25/0236

The proposal seeks to install 264 storage containers on-site for the approved temporary period, ensuring efficient use of the land for its designated B8 storage purpose. The placement of these containers is essential for operational requirements and aligns with the temporary planning permission already granted.

easyStorage traffic comprises 60% private cars and 40% vans. The scale of storage means no HGV traffic is generated by customers. Visits are infrequent and associated noise is no more than a typical residential street. easyStorage predicts between 5 to 20 visits per day. There will rarely be more than 2 to 3 customers visiting simultaneously. After a customer moves in to storage, they are unlikely to visit for several months with commercial customers e.g. builders visiting between projects.

Since the operation, however, operates on a supply and demand basis, i.e. there will not be a provision of 264 containers from day one, rather the number will increase in line with supply, then there is capacity for HGV at the start of the operation. As time goes on and the site becomes more full, then the option to use HGVs will be managed by the client.

The amendments to the lighting plan include the relocation of the lights along the northern boundary further south. It is important to note that these lights are motion censored, Lights only activated by motion sensors (Visits 8pm to 8am average 4 per week at 10 mins each) and Down-facing lights point to matt black tarmac road and a wall of matt dark green containers, ensuring potential for reflection pollution is very low level. Lights previously pointing towards the embankment (at a distance) have been removed from the original lighting scheme to reduce potential even further. The stripped back data for our clients Southend site shows that over the past three months that on average 0.55 visits a day occur between 8pm-8am.



The applicant will consult Network Rail Asset Protection at assetprotectionwestern@networkrail.co.uk to ensure these works do not compromise railway safety/ infrastructure.

We hope the above is sufficient and would help discharge the condition.

Yours sincerely

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