

Matthew Burns  
Planning Department  
Reading Borough Council  
Civic Offices, Level 1 North  
Bridge Street  
Reading  
RG1 2LU

08 July 2025

Dear Matthew,

**Former Gas Holder Site, Alexander Turner Close, Reading - Section 73 Application (Ref: PL/25/0697/VAR) Pursuant to Planning Permission ref 190627 for changes to comply with updated Building Regulations and Building Safety Act**

Thank you for your email to Karen Charles at Boyer dated 03 July 2025 regarding additional information required by the Environmental Health Officer pertaining to the vermin risk in the bin stores for our recent Section 73 Planning Application.

While the detailed design and specification of the development is yet to take place, the following measures will be included to mitigate the risk of vermin accessing the bin stores as far as reasonably practicable:

1. Design Measures:
  - a. Bin stores will be of solid construction, including block work and/or concrete walls built directly from the concrete slab to concrete soffit, to create a "sealed" room.
  - b. Bin store doors will be secure, self-closing, and of steel or composite construction to prevent access. Doors will be sealed with rubber gaskets and the base will have door sweeps to eliminate any gaps for rodent access.
  - c. Any louvred doors or panels or other means of ventilation will be internally backed with vermin-proof steel mesh to ensure ventilation while preventing rodent ingress.
  - d. Any ventilation gaps or pipe penetrations will have vermin-proof steel mesh securely installed to prevent access.
  - e. Drainage of the bin stores will be deep seal trap floor drainage, with mechanically fixed, tamper proof, rodent proof gratings / covers.
2. Operational Measures:
  - a. Bins will only be accessible by residents and management via coded or fob entry.
  - b. As part of the managing agent's monitoring routine (for bin usage and rotations) they will also be responsible for monitoring the cleanliness of the bin stores. Any spillages will be cleaned as soon as the managing agent identifies a spill or as soon as a spill is reported.
  - c. Bin stores will be cleaned once a month or at more regular intervals if required.
  - d. The managing agent will communicate to residents the best practices for mitigating the risk of vermin, this will include but not be limited to: ensuring bin store doors are closed after use, not over-filling the bins, reporting any spills, and ensuring bins are properly shut after use.

We trust this provides the additional clarity on the proposed refuse strategy, however, should you require further clarifications please do not hesitate to contact me.

Yours sincerely,



**Josh Austin**

Development Manager  
Danescroft (Kenavon Drive Project Management) LLP