

Our ref: LB1288

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Reading Borough Council
Planning,
Reading Borough Council Civic Offices,
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Dear Sir/Madam

ST LAWRENCE HOUSE, ABBEY SQUARE, READING, RG1 3AG
DISCHARGE OF PLANNING CONDITION 6 – NOISE : REF. 231091

On behalf of our client, Happy Valley Recreation Ltd, please find enclosed an application for the discharge of Condition 6 (Noise) in relation to planning application Ref:231091 granted consent on 22nd November 2023 at the above site for the:

"Proposed Change of Use to allow flexible use Including Class E and Class F(1) Non residential Institutions."

This application specifically relates to the following condition:

Condition 6 – Noise

"Prior to first occupation of any Class E(b) or E(d) use a detailed scheme for protecting the dwellings from noise emissions from the commercial/business/service use or non-residential institution hereby approved and informed by an assessment of the likely noise emissions from the approved commercial use, shall be 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 separating floor/ceiling between the uses achieves a minimum airborne sound insulation performance of greater than or equal to 55 dB (Dntw +Ctr) and ensures that the noise levels within the property do not exceed the values specified in BS8233:2014 with appropriate penalties and adjustments for the character of the noise. The scheme shall make suitable provision for insulation from structure borne noise. Thereafter, the development shall not be carried out other than fully in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is first occupied and shall be retained and maintained as such at all times thereafter.

REASON: In order to safeguard the amenity of occupiers of the residential accommodation in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019."

The application comprises the following documents:

- Application Form
- Noise Assessment Report

The enclosed Noise Assessment Report addresses the requirements of Condition 6 as listed above. The report states an assessment of operational activity along with sound insulation and design of the ground to first floor separating slab and building services noise was completed along with an assessment of the sound insulation scheme and noise emissions from the building services plant and internal activity.

The report concludes, the first floor slab separating the ground floor and first floor residents is capable of meeting the conditioned requirement of 55 dB (Dntw +Ctr), which has in turn been demonstrated to control internal activity to conditioned requirements.

Sound break out via the ground floor and lower ground floor facades was also been reviewed and demonstrated to be controlled to conditioned requirements in the receptors above for both open and closed residential window scenarios.

Finally, an environmental noise survey was conducted to establish baseline background sound levels at the identified local receptors, alongside an assessment of building services noise emissions in line with these levels and it demonstrated capability of being controlled to conditioned limits at local receptor windows. The report addresses the requirements of Condition 6 and it can now be discharged.

We trust the above is in order, however, should you have any queries or require further information please contact Matt Brewer on the above details. We look forward to receiving confirmation of receipt and validation of this condition discharge application.

Yours sincerely

Matt Brewer
URBANSPACE Planning Ltd

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