

Mr Singh
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Our Ref: PL/25/1387
Your Ref:
PP-14371601
Direct: ☎
20/11/2025

Your contact is: Catrin Davies, Planning

Dear Mr Singh

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1387

Application Type: Approval of details reserved by a condition

Location: 362, Oxford Road, Reading, RG30 1AQ

Proposal: Application for Approval of Details Reserved by Conditions 5 and 9 of permission PL/22/0776 appeal ref APP/E0345/W/22/3310834 (noise and contaminated land).

I refer to your Approval of Conditions application as described above.

As a reminder condition 5 reads:

Prior to commencement of development, a detailed scheme, informed by an assessment of the current noise environment, including noise from the ground floor commercial units, for protecting the dwellings from the external noise environment of the area 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 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 and that 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 15 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.

Information submitted:

Environmental Noise Assessment prepared by REDFAN Solutions dated 22/09/2025 report no: 2526-912-20-09

Comment: Insufficient information has been received to discharge the condition. Please view Environmental Protection Comment for further details.

Condition 9 reads:

Prior to commencement of development (including demolition and any preparatory works), an assessment of the nature and extent of contamination shall be submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: • human health, • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, • adjoining land, • groundwaters and surface waters, • ecological systems, • archaeological sites and ancient monuments.

If found necessary by this assessment to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation, prior to commencement of development (including demolition and any preparatory works), a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

The approved remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

Information submitted:

Phase 1 Contamination Risk Assessment prepared by Ground and Environmental Investigation Ltd (GEI)
dated September 2025
Gorundsure Document

Comment: Insufficient information has been received to discharge the condition:

- The risk from any land contamination has been dismissed, however, the report should fully acknowledge that there is a potentially contaminative use on site, the former fever hospital, and it does not appear to have taken this into account.
- The noise from the proposed commercial use which will co exist with the residents on site needs to be further considered. Include information regarding what Plan is to be installed. If the plant is not yet known due to the commercial uses, then some consideration needs to be made of what likely plant will be installed to ensure that these will be designed appropriately to minimise impact on residents. A noise limit has been proposed in the assessment, of 5 dB below background but this does not meet policy EN17 which states it should be 10 dB below.

Please view Environmental Protection Comment for further details.

Given the above, conditions 5 and 9 are not discharged at this time and the application is **refused**.

Should you wish to discuss this matter further, please contact me via my email address or the direct line as above.

Yours sincerely

Catrin Davies
Senior Planning Officer