

Zoar Chapel, South Street

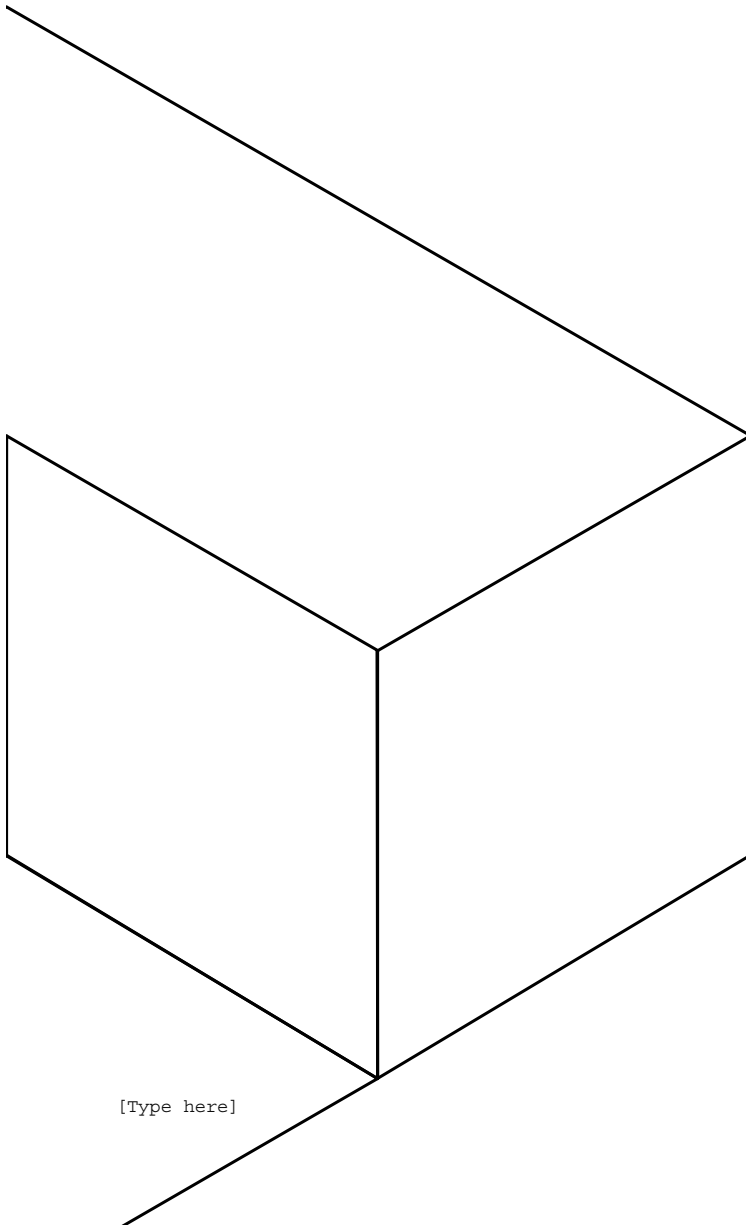


Dust & Noise

Issue: Condition 7

Date: Feb 2026

Ref: 332 - Rev P01



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Project Name: Zoar Chapel, South Street, Reading
Planning Application Ref: 211063
Planning Condition No: 7
Revision: P01
Issue Date: 06 February 2026

Issued to:
Reading Borough Council - Planning Authority

For the comments of:
Planning Officer

Applicant: Pednor Property

Planning Condition

No development shall take place until a scheme has been submitted to and been approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust coming from the site during demolition and construction. The development shall not commence until the approved scheme has been fully implemented and the scheme shall be followed until the development is completed.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site.

Proposed Submission

Noise and Dust Management Scheme - Zoar Chapel, South Street, Reading

Planning Condition Legislation / Policy

- Reading Borough Local Plan 2019 - Policy EN16
- Town and Country Planning Act 1990 (as amended)

Noise and Dust Management Scheme

Zoar Chapel, South Street, Reading

1. Introduction

This Noise and Dust Management Scheme has been prepared to discharge Planning Condition 7 attached to planning permission ref. 211063 for the redevelopment of the former Zoar Chapel site to provide 8 residential apartments.

The purpose of this document is to set out the measures that will be implemented to control noise, dust and associated emissions arising from demolition (where required) and construction works, in order to protect neighbouring residential properties and surrounding sensitive receptors.

The scheme shall be implemented prior to commencement of works on site and shall remain in force for the full duration of demolition and construction activities.

2. Site Context and Sensitive Receptors

The site is located on South Street within Reading town centre and is surrounded by a mix of residential dwellings, offices and the South Street Arts Centre.

Sensitive receptors include:

- Residential properties to the east and north
- Offices to the south
- South Street Arts Centre to the west

Due to the constrained urban nature of the site, works will be carefully managed to minimise disturbance to neighbouring occupiers.

3. Scope of Works

The development comprises construction of a new building providing 8 residential flats.

Works are anticipated to include:

- Localised demolition and site preparation (if required)
- Groundworks and foundations
- Superstructure construction
- External envelope works
- Internal fit-out

No large-scale bulk demolition is anticipated.

4. Responsibility for Implementation

Overall responsibility for implementation of this scheme rests with the Principal Contractor.

A named Site Manager will be appointed prior to commencement. Their responsibilities will include:

- Day-to-day control of dust and noise mitigation measures
- Undertaking regular visual inspections
- Responding to complaints
- Maintaining inspection and complaints records

The Site Manager's name and contact details will be displayed on site hoarding.

5. Working Hours

Construction activities will be restricted to the following hours unless otherwise agreed in writing with Reading Borough Council:

- Monday to Friday: 08:00-18:00
- Saturday: 08:00-13:00
- No working on Sundays or Bank Holidays

Noisy operations will be programmed within core daytime hours wherever practicable.

6. Dust Control Measures

The following measures will be implemented throughout demolition and construction:

General Site Controls

- Secure perimeter hoarding to be erected prior to works commencing.
- Site access points kept clean and free of debris.
- Site surfaces damped down during dry or windy conditions.
- Regular sweeping and cleaning of hardstanding and adjacent footpaths.

- No burning of waste materials on site.

Demolition / Break-Out Works (if applicable)

- Work areas dampened prior to cutting or breaking.
- Water suppression used during drilling, cutting or breaking.
- Debris removed promptly and not allowed to accumulate.
- Materials carefully lowered rather than dropped.

Construction Phase

- Cutting, grinding and sawing undertaken using equipment fitted with dust extraction or in conjunction with water suppression.
- Designated cutting areas used where practicable.
- Dusty materials transferred in sealed bags or covered containers.
- Waste stored in covered skips or enclosed bins.

Deliveries and Track-Out

- Delivery vehicles switched off while stationary.
- All loads covered.
- Skips not overfilled.
- Any material tracked onto surrounding highways cleaned immediately.

Given the relatively small scale of the development, continuous air quality monitoring is not proposed; however, regular visual inspections will be undertaken to ensure dust is adequately controlled.

7. Noise Control Measures

Noise will be managed using the following principles:

- Selection of quieter plant and equipment where reasonably practicable.
- Avoidance of unnecessary engine idling.
- Use of electric or low-noise equipment where available.
- Temporary acoustic screening provided where justified for particularly noisy operations.
- Programming of high-noise activities to minimise duration and frequency.

Where practicable, impact methods will be avoided in favour of quieter alternatives. All equipment will be maintained in good working order.

Advance notice will be provided to neighbouring occupiers where particularly noisy works are unavoidable.

8. Plant, Equipment and Power

The site will utilise mains electricity wherever possible, avoiding diesel or petrol generators.

Use of non-road mobile machinery will be minimised and selected to comply with relevant emissions standards.

9. Inspections, Complaints and Record Keeping

- Daily visual inspections for dust and housekeeping will be undertaken by the Site Manager.
- Formal inspections will be recorded.
- A complaints log will be maintained on site.

Any complaints received will be:

1. Logged immediately.
2. Investigated by the Site Manager.
3. Mitigation measures implemented as required.
4. Feedback provided to the complainant.

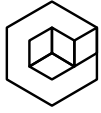
Records will be made available to the Local Planning Authority upon request.

10. Review and Compliance

This scheme will be reviewed regularly by the site management team and updated if construction activities change materially.

All contractors and operatives will be briefed on the requirements of this scheme as part of site induction.

The approved measures shall be followed until completion of the development.



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