

Noise Information

40-48 Mount Pleasant, Reading, RG1 2TD

Erection of 6 Dwellings

This information is to accompany an application for planning permission for 6 dwellings. The dwellings are already on site and are being applied for retrospectively. Planning permission PL201880/FUL (the Original Permission) first permitted the erection of 6 dwellings.

Policy CC8 includes requirements to ensure that development does not have a detrimental impact on existing residential properties or unacceptable living conditions for new residential properties in terms of a number of matters of which one relates to noise and disturbance and vibration. This involves consideration of the positioning of habitable rooms (among other things).

In respect of the Original Permission, the Council imposed Condition 16 which stated as follows:

"No development shall commence on site until a detailed scheme, informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been 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 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 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.

REASON: These details are required due to insufficient information being contained within this submission and in order to safeguard the amenity of occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019."

Our client has since provided a noise assessment to discharge condition 16, attached to this note. This was found by the Council to be acceptable and the parameters within the assessment are understood not to have changed.

CHELTENHAM: 1 TEBBIT MEWS, WINCHCOMBE STREET, GL52 2NF

T: 01242 231575

GLOUCESTER: 9 COLLEGE GREEN, GL1 2LX

T: 01452 527997

LONDON: 19 EASTBOURNE TERRACE, W2 6LG

T: 020 3763 8005

Specifically, the noise assessment confirmed:

"With regards to the new-build dwellings at 40-48 Mount Pleasant, it will be necessary to specify building envelope constructions in line with the façade specification in Section 4.0 of this report. Implementation of this specification will lead to compliance with the recommendations of BS 8233: 2014 and the WHO in all areas of the site.

Given that noise will be reduced to within the regulatory guidelines provided by the local planning authority - the No Observed Adverse Effect Level (NOAEL) is seen to have been achieved. It is therefore seen that a high standard of residential amenity will be provided by the proposed development."

Our client has confirmed to us that the building was enveloped with 50mm insulation and has 50mm cavity with a brick skin as required by the specifications in section 4 of the report. Images can be supplied if required.

Accordingly, the scheme is considered to comply with policy CC8 of the local plan.

SF Planning Limited
February 2026

Attachment : Noise assessment dated 10 February 2023 (Clear Acoustic Design)