

Air Quality 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 (PL/20/1880) first permitted the erection of 6 dwellings.

Policy EN15 in the Reading Local Plan (2019) states the following:

- *Development should have regard to the need to improve air quality and reduce the effects of poor air quality.*
- *Development that would detrimentally affect air quality will not be permitted unless the effect is to be mitigated.*
- *The following criteria should be considered:*
 - *Whether the proposal, including when combined with the cumulative effect of other developments already permitted, would worsen air quality.*
 - *Whether the development is within, or accessed via, an Air Quality Management Area.*
 - *Whether it can be demonstrated that a local worsening in air quality that would not detrimentally affect human health or the environment would be offset by an overall improvement in air quality, for instance through reduction in the need to travel.*
- *Where a development would introduce sensitive uses (such as residential, schools and nurseries, hospitals, care facilities) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated.*
- *Mitigation measures should be detailed in any planning application. If there are significant detrimental effects that cannot be mitigated, the application should be refused.*
- *Where required, planning obligations will be used to secure contributions to measures to tackle poor air quality or for air quality monitoring.*

Further policies in the Reading Local Plan of indirect relevance to air quality include: CC3, TR1, TR2, TR4 and TR5.

Below shows the approximate location of the site within the AQMA from 2024-2029 Air Quality Action Plan.

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

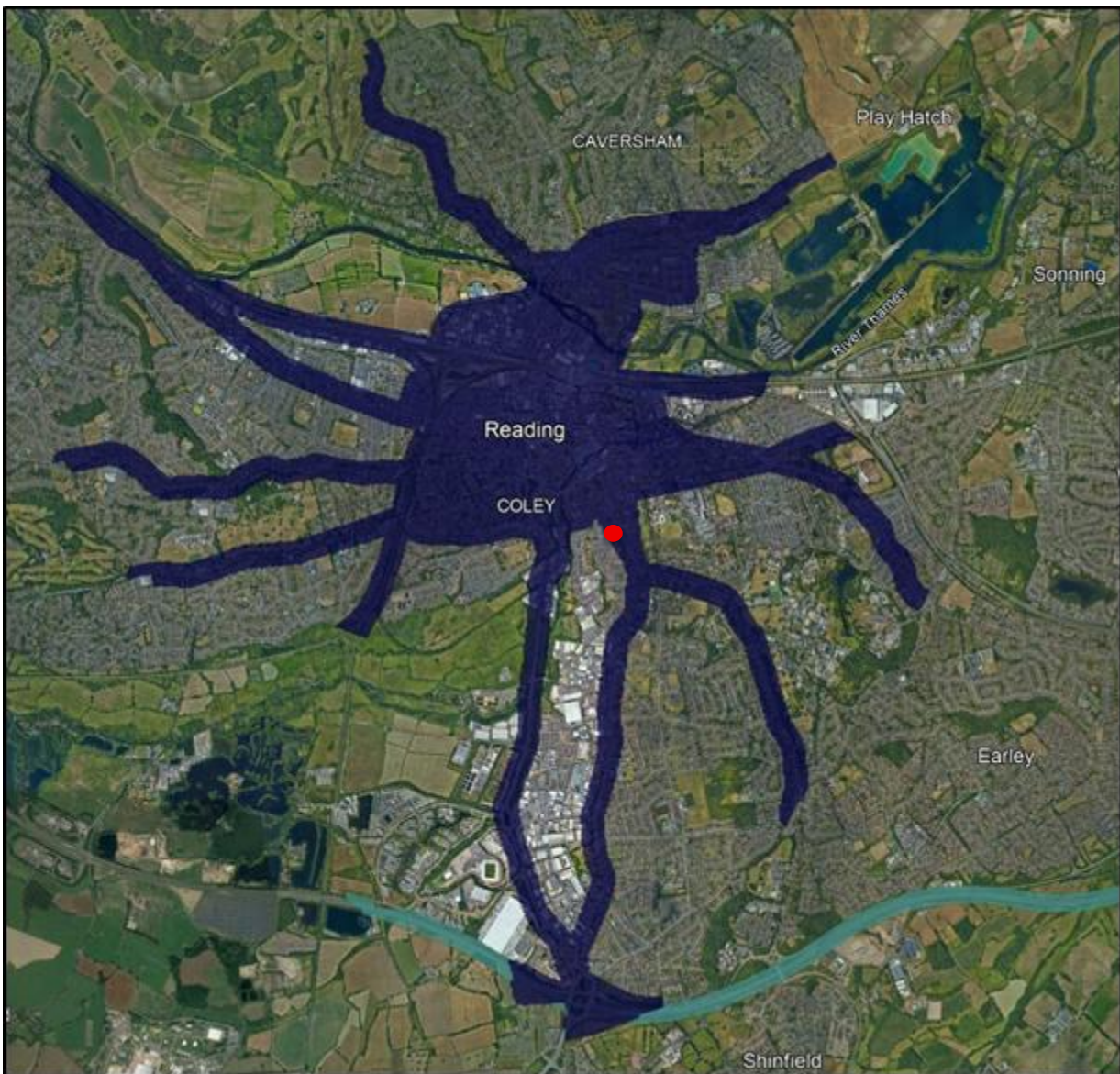
T: 01242 231575

GLOUCESTER: 9 COLLEGE GREEN, GL1 2LX

T: 01452 527997

LONDON: 19 EASTBOURNE TERRACE, W2 6LG

T: 020 3763 8005



In respect of the Original Permission, Environmental Protection responded by saying:

"Our monitoring shows Air Quality is well within objective levels and 6 dwellings will not have a significant impact on it and an Air Quality Assessment is not required...Standing advice also states that the following conditions should be applied 1) The control of noise and dust, 2) Construction and demolition hours of work and 3) No bonfires."

Our understanding is that this position has not changed since the Original Permission was granted.

Our client is happy to agree to conditions being imposed on this permission as they were on the original permission to mitigate any concerns the Council may have. We note that construction hours and a CEMP are no longer relevant given that the works have already been completed.

SF Planning Limited

February 2026