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Our Ref: PL/26/0253
Your Ref:
PP-14727729
Direct: ☎
10/04/2026

Your contact is: Gary Miles, Planning

Dear Mr Jonathan Rood

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0253

Application Type: Approval of details reserved by a condition

Location: 75 RUSSELL STREET, READING, RG1 7XG

Proposal: Application for Approval of Details Reserved by Condition 5 - (Air Source Heat Pump (ASHP) noise assessment) of application PL/25/0849

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

Condition 5

No Air Source Heat Pump (ASHP), shall be installed until either: i) an MCS noise assessment has been submitted to and approved in writing by the local authority to demonstrate that it meets the 42dBA noise limit prior to installation, or, ii) if the unit does not meet the above 42dBA noise limit, a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90, T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard. REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

The following submitted information is approved pursuant to Condition 5:

MCS-020(a) Noise Calculator dated 02.02.2026

Please note that it is the responsibility of the developer to ensure that all relevant conditions are

complied with during the construction and/or subsequent use of the development.

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

Yours sincerely

G Miles

Gary Miles
Planning Officer