

Our Ref: B0143/25

21 September 2026

Catrin Davies
Planning Services
Reading Borough Council

Via email

Dear Catrin,

Submission of updated information in response to officer comments

73-74 Broad Street, Reading

Application ref. PL/26/0918

I write to submit a suite of information in response to feedback received to date on the scheme from yourself and your colleagues. Please find enclosed:

- Updated ground, first, second floor and roof plans
- Additional ground floor plan drawing providing details of vermin-proofing of bin store
- Updated noise report
- Updated M&E report

Thank you for the opportunity to submit updated information and drawings and for offering to work with the applicant to resolve a number of outstanding matters as the application moves towards a positive conclusion.

Bin storage and collection

The updated floorplans demonstrate compliance with Reading Borough Council's bin storage capacity and size requirements. These figures and annotations have been added to the ground floor plan.

The door has been amended so that it opens inwards and does not obstruct the public highway. Waste and recycling bins can be collected on collection days directly from the bin store, and the ground floor plan confirms this as under 10m distance for collection.



A new separate ground floor plan drawing with annotations and images of how the bin store will be constructed to be vermin-proof is provided. This includes protection to the bottom of doors, sealing of junctions, and vermin-proof ventilation.

Bicycle Parking

As your officer notes, the site constraints and site location allows for folding bicycles as an acceptable alternative to traditional bicycle parking store, and that these details can be secured via condition.

The second floor plan has been updated to show storage at the top of the staircase in the communal hallway area as provision for secure folding bicycle storage/parking.

Residential Amenity (noise)

Enclosed is the updated report from the acoustic consultant in response to officer comments, confirming the 30dBA can be achieved. Please refer to Section 6.2.2 onwards of the updated report prepared by ES Acoustics.

Comfort Cooling

Enclosed is an updated report and drawing in response to officer comments.

Each flat will be served by a Nuaire MRXBOX Hybrid Cooling System, comprising a whole-dwelling mechanical ventilation with heat recovery (MVHR) unit with a matched, integral cooling module mounted directly on the unit.

The proposal is therefore neither summer bypass alone nor a conventional air-conditioning installation, but an active cooling of the mechanical fresh-air supply. In summer, the cooling module lowers the temperature of the filtered fresh air supplied to the habitable rooms through the same ductwork and terminals that provide the whole-dwelling ventilation, delivering a combined coolth-recovery and sensible-cooling output in excess of 2 kW per dwelling. The unit also incorporates a conventional summer bypass, but this alone would not be sufficient to mitigate the overheating risk in this town-centre location, hence the addition of the active cooling module.

For the avoidance of doubt, the system does not involve room-by-room air conditioning; there are no wall-mounted indoor fan-coil units, no refrigerant pipework within habitable rooms, and no external condenser units serving individual rooms, so there are no additional external plant, visual or noise implications beyond the ventilation terminals already proposed. Cooling operation is occupant-controlled via a wall-mounted cooling-stat in each flat.

This active provision supplements, and does not replace, the passive measures set out in the Planning Support Note (control of glazing areas, solar-control glazing, shading, openable windows and rooflights, and secure night ventilation), consistent with the cooling hierarchy of Approved Document O. Its contribution and sizing will be confirmed within the CIBSE TM59 dynamic overheating assessment at the detailed design / Building Regulations stage. Full details of the system are set out in



Section 5.6 of the accompanying Planning Support Note (revision P02) and the manufacturer's literature enclosed.

SI06

Finally with regards to the SI06 Agreement, the applicant wishes to defer progressing the legal agreement until we have had confirmation from the Council that all other planning matters have been addressed.

For the avoidance of doubt, the applicant confirms their willingness to enter into a SI06 Agreement to secure the requisite financial contribution towards the provision of affordable housing.

Summary

- The doors to the bin store has have been amended to open inwards.
- Confirmation of the capacity of the bin store is provided.
- Confirmation of how the bin store will be made vermin proof is provided.
- Dedicated storage for the parking of folding bicycles is provided at second floor level.
- The noise report has been updated and confirms 30dBA can be achieved.
- Confirmation of the mechanical cooling and ventilation is provided.
- The applicant confirms their readiness to enter into a SI06 Agreement to secure affordable housing provision, but wishes to defer progressing the SI06 until all other matters have been resolved.

I trust the enclosed suite of information and this accompanying covering letter satisfactorily addresses all outstanding matters on this application, and that we can look forward to progressing the SI06 Agreement in due course.

Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



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Consultant



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