

**From:** Moon, Rebecca <Rebecca.Moon@reading.gov.uk>  
**Sent:** 25 March 2020 11:55  
**To:** Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>  
**Subject:** 55 Vastern Road ref 200188



INTERNAL MEMORANDUM

To: Mr Jonathan Markwell Your Ref: 200188  
From: Rebecca Moon - Environmental My Ref: EP /668365  
Health Officer  
Date consultation received: 17/03/2020 Date: 25 March 2020

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**Application Number:** 200188  
**Premises Address:** 55 Vastern Road Reading RG1 8BU

**Application For:** Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail

**Environmental Protection concerns**

- Noise impact on development
- Noise arising from development
- Noise transmission between dwellings
- Air Quality impact - increased exposure / new receptors
- Air Quality impact - increased emissions
- Contaminated Land
- Odour and noise - kitchen extraction
- Construction and Demolition phase
- Bin storage - rats

**Noise impact on development**

I have reviewed the noise assessment (24 Acoustics, Jan 2020) and have the following comments/queries:

1. The noise assessment has assumed a noise limit for noise from the SSE transformers and cooling fans of 5 dB above the L90 background for the external private amenity areas (and presumably façade of the development). The RBC policy is as follows:

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.

I appreciate that this is a slightly atypical situation in that the application is not for new mechanical plant but for new residential in the vicinity of existing mechanical plant, however it is my view that this policy still applies in order to protect the amenity of the new residents. There is the opportunity to design the development such that noise impacts from the plant can be minimised - layout of the development or additional mitigation at source to reduce the plant noise and to enable more of the residents to be able to open their windows without being affected by the noise.

2. Has the glazing specification been designed taking into account the 100 Hz tonal noise from the transformers? Can further detail be provided on this please?

### **Noise between residential properties - sound insulation of any building**

#### **Informative**

To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

### **Noise - delivery hours / waste collections/ opening hours**

I have concerns about the potential for noise disturbance due to deliveries and/or waste collections and/or commercial operations on occupants of nearby residential properties, particularly late at night and early morning, so a restriction on permitted hours for deliveries is recommended.

#### **➤ N17 HOURS OF DELIVERIES/WASTE COLLECTION**

Hours for deliveries and/or waste collection are restricted to [INSERT START TIME] to [INSERT FINISH TIME] on Mondays to Saturdays and [INSERT START TIME] to [INSERT FINISH TIME] on Sundays or Bank Holidays.

**REASON:** In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

#### **➤ N16 HOURS OF OPENING/OPERATION**

The premises shall not be used by members of the public outside the hours of [INSERT START TIME] to [INSERT FINISH TIME] on Mondays to Saturdays and [INSERT START TIME] to [INSERT FINISH TIME] on Sundays or Bank Holidays.

**REASON:** In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

### **Noise generating development**

Applications which include noise generating plant when there are nearby noise sensitive receptors should be accompanied by an acoustic assessment carried out in accordance with BS4142:2014 methodology. The café is likely to require mechanical plant and there may be an externally ventilated plant room associated with the ventilation for the residential development.

#### **➤ N2 MECHANICAL PLANT (NOISE ASSESSMENT REQUIRED)**

No mechanical plant shall be installed until 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 (L<sub>Aeq,TR</sub>) (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, LA<sub>90,T</sub> when all plant/equipment (or any part of it) is in operation. The predicted rating level, L<sub>Ar,Tr</sub> (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, LA<sub>90,T</sub> 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.

#### **Kitchen Extraction - odour**

In addition to concerns about noise (as discussed above), cooking odour is often a significant problem in commercial kitchens and therefore the applicants must provide an assessment of the likelihood of odours based on the proposed cuisine and a statement of how the proposals will ensure that odour nuisance will be prevented. Reference must be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005).

#### **➤ N11 VENTILATION & EXTRACTION (TO BE SUBMITTED)**

No development shall commence on site until an odour assessment has been carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** These details are required due to insufficient information being contained within this submission and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

#### **Air Quality - Increased exposure**

The assessment concludes that for 2021 the NO<sub>2</sub> levels at the façade of the development will be below the objective levels. Can I confirm in terms of the modelling, whether the location of the Vastern Road diffusion tube was modelled as a receptor and whether that accurately predicted those measured levels? How close of the Vastern Road façade of the development to the main road compared to the diffusion tube location?

#### **Air Quality - Increased emissions**

The information submitted states that there will be less road movements associated with the development than for the previous use. Is the number of residents less than the number of employees that were based on the SSE site?

#### **Contaminated Land**

A phase 1 and 2 contaminated land investigation has been submitted with the application. Some contamination has been detected which will require a remediation plan. There is also further investigation to be carried out: a gas risk assessment which is underway, and some further sampling in currently inaccessible areas: Areas below the existing building footprint on the southern extent of the site; Areas below the course of oil filled cables.

Therefore the following conditions are recommended:

## **Recommended conditions**

### **➤ CO3 CONTAMINATED LAND ASSESSMENT (TO BE SUBMITTED)**

No development shall commence on site [excluding demolition and any preparatory works necessary to complete characterisation of site contamination] until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

**REASON:** These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

### **➤ CO4 REMEDIATION SCHEME (TO BE SUBMITTED)**

No development shall commence on site [excluding demolition and any preparatory works necessary to complete characterisation of site contamination] until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**REASON:** These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

### **➤ CO5 REMEDIATION SCHEME (IMPLEMENT AND VERIFICATION)**

The approved remediation scheme under Condition **INSERT** shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

**REASON:** To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

## ➤ CO6 UNIDENTIFIED CONTAMINATION

In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

**REASON:** To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

## Land Gas

### Recommended Conditions -

#### ➤ Land Gas

##### a. Site investigation

No development shall take place until a detailed land gas site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.

##### b. Remediation scheme to be submitted

No development shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

##### c. Implementation of Approved Remediation Scheme

The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

**Reason:** To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

## **Construction and demolition phases**

We have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses).

Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability.

### **Recommended conditions**

#### **➤ C2 CONSTRUCTION METHOD STATEMENT (TO BE SUBMITTED)**

No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for

- a) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction; [EP REQUIREMENT]
- b) Provisions to be made for the control of noise coming from the site during demolition and construction; [EP REQUIREMENT]
- c) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements. [EP REQUIREMENT]

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

#### **➤ C1 HOURS OF CONSTRUCTION/DEMOLITION**

No construction, demolition or associated deliveries shall take place outside the hours of [0800hrs to 1800hrs] Mondays to Fridays, and [0800hrs to 1300hrs] on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

**REASON:** In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

#### **➤ C4 NO BONFIRES**

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

**REASON:** In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

## **Bin storage - rats**

There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas e.g. flats and hotels there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers

not putting waste inside bins, or bins being overfilled. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste. I recommend the following condition.

➤ **Condition - Details of bin stores**

*No [dwelling/development] hereby permitted shall be first occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted [dwelling/development] and shall not be used for any purpose other than bin storage at all times thereafter.*

Reason: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policy CS2 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

If you have any queries please contact me.

Kind regards,

Rebecca Moon -  
Senior Environmental Health Officer

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