

MEMORANDUM

From:	Tahir Rafiq Enforcement Officer	To (Case Officer):	PLANNING
Service	Enforcement & Safety	App No:	251814
Address:	Regus House, 400 Thames Valley Park Drive, Earley, RG6 1PT		
Proposal:	PN Class AA det comm storeys Consultation - revised plans		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

The Environmental Protection Team have reviewed the noise assessment prepared by (Trace Surveys Ltd, Ref: AC20099.01.02, dated 05/11/2025

The report includes a 24-hour unattended noise survey and provides façade and glazing specifications to achieve internal noise criteria. The assessment demonstrates that, with appropriate mitigation, the development can achieve internal noise levels in line with BS8233:2014. However, the following conditions are recommended to ensure compliance.

The Environmental Protection Team have reviewed the Preliminary risk assessment prepared by eps consulting Reference: P1202-02/R1/V2, Dated: May 2024. The report concludes a site investigation be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks.

The Environmental Protection Team would recommend a condition for a construction method statement and permitted working hours.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Façade and Glazing Specification

Prior to occupation, detailed drawings and specifications of external walls, glazing, and ventilation systems shall be submitted and approved by the Local Planning Authority. These shall demonstrate compliance with BS8233:2014 internal noise criteria:

- Living rooms: ≤ 35 dB LAeq (16hr)
- Bedrooms: ≤ 30 dB LAeq (8hr)
- Night-time LAmax: ≤ 45 dB

Ventilation Strategy

A ventilation strategy shall be provided to ensure that windows can remain closed to maintain internal noise standards without compromising thermal comfort or air quality. Mechanical ventilation may be required for purge ventilation.

Post-Completion Testing

Post-completion acoustic testing shall be undertaken in a representative sample of dwellings to verify compliance with the above criteria. Results shall be submitted to the Local Planning Authority.

Land Contamination

No development shall take place until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

RE7 To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3

Construction Method Statement (Management Plan).

No development shall take place, including any works of demolition, until a Construction Method Statement/plan has been submitted to, and approved in writing by, the local planning authority. The approved statement/plan shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors.
- loading and unloading of plant and materials (including times, these should be in line with permitted hours of work).
- storage of plant and materials used in constructing of the development.
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate).
- wheel washing facilities and an area cleaning regime.
- measures to control the emission of noise, dust, and dirt during construction,
- method of recycling/disposing of waste resulting from demolition and construction works.
- asbestos survey results and if present a safe removal and disposal plan to be submitted.

Reason - In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason - to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Date:

25/11/25

Signed:

T.Rafiq