

10 January 2024



Reading
Borough Council
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Title	PLANNING APPLICATION UPDATE REPORT
Ward	Redlands
Planning Application Reference:	230974/FUL
Site Address:	19 Newcastle Road, Reading RG2 7TN
Proposed Development	Proposed demolition of no. 19 Newcastle Road and erection of 9 new dwellings with associated landscaping and parking on land to rear of no.s 17-29 Newcastle Road
Applicant	Brett Property Developments Ltd
Report author	Marcie Rejwerska
Deadline:	Originally 06/09/2023, but an extension of time has been agreed with the applicant until 12 th January 2024
Recommendation	As per main report
Conditions	Amend conditions: 18.Noise Assessment (pre-commencement) to include modelling of proposed acoustic fencing 19.Remediation Scheme (pre-commencement)
Informatives	As per main report

1. Amenity

- 1.1. Paragraph 6.27 of the main agenda report sets out that the submitted noise assessment had not taken into account noise levels while the Cintra Park sports courts are in use; the agent has now submitted a revised noise assessment to consider the impact on the proposed dwellings and their external amenity areas.
- 1.2. The revised assessment concludes that there is no adverse impact on the properties internally from noise levels when the sports courts are in use. However, the assessment finds that the external amenity areas would be subject to noise levels above the recommended limits at intermittent periods when the sports courts are in use and recommends the installation of acoustic fencing at the rear boundaries.
- 1.3. Further information will be required with regards to performance of the proposed acoustic fencing, and details on how this fencing will impact the mature existing trees at the north boundary of the application site. Therefore, an amended pre-

commencement condition (number 18) is recommended to secure those details and agree the appropriate measures.

2. Contamination

- 1.1 The main report lists condition 19 to secure the implementation of a land remediation scheme, which was submitted by the applicant; the officers have changed this to a pre-commencement condition in light of the details of the implementation scheme being queried by the Environmental Health team.

Case Officer: Marcie Rejwerska