



Mr Piyush Patel
168c Whitley Wood Road
Reading
RG2 8LQ

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 201401

Your Ref:

Direct: ☎ 01189374150

e-mail: Tom.Hughes@reading.gov.uk

4 May 2022

Your contact is: Tom Hughes, Planning

Dear Mr Patel,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201401

Application type: Approval of Conditions

Address: Whitley Wood Post Office 168 Whitley Wood Road Reading RG2 8LQ

Proposal: Discharge of conditions 3 (odour assessment), 4 (noise assessment), 5 (deliveries and servicing) and 8 (litter management) of planning permission 181107/FUL

I refer to your application as described above.

Condition 3 of planning permission 181107/FUL states:

'No development shall take place until an odour assessment has been carried out and a detailed odour management plan to include scale plans, odour control specifications and a maintenance plan has been submitted and approved. The approved odour control scheme shall be carried out in accordance the approved specifications and plan before the café is open to the public and thereafter so maintained.'

Reason: To safeguard the amenities of neighbouring premises and the area generally in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).'

Pursuant to this condition, the following information has been supplied:

Floor Plan

Odour Assessment ref: 910090 Rev. A by Aval Consulting Group Ltd, dated 04/09/20

Following consultation with the Council's Environmental Protection Officer, it is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 3 of planning permission 181107/FUL.

Condition 4 of planning permission 181107/FUL states:

'No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out for in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the 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 sensitive facades shall not exceed the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation.

The plant shall be installed as approved before the café is open to the public and thereafter maintained in accordance with the approved specifications and assessment.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).'

Pursuant to this condition, the following information has been supplied:

Noise Impact Assessment ref: 91118 Rev. A by Aval Consulting Group Ltd, dated 04/09/20

Following consultation with the Council's Environmental Protection Officer, it is confirmed that the submitted details are **NOT** acceptable. The methodology used in the noise assessment is questioned. An attenuation value of 43dB has been applied to all the noise sources present. The rationale being that the walls and floors will provide this attenuation, however the extraction system ducting etc is external. There may also be other external plant necessary for the proposed refrigeration. Therefore noise will transfer directly outside. The noise impact from the extraction system and any other external plant should be reviewed again to determine whether any silencers need to be added to the extraction system, or if any other noise mitigation is required. The submitted details are hereby **NOT** approved pursuant to condition 4 of planning permission 181107/FUL.

Condition 5 of planning permission 181107/FUL states:

'Prior to occupation of the development details on the management of delivery and servicing vehicles accessing the development site and the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved details.

Reason: In the interest of the safety and convenience of all highway users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies Document Policy DM12.'

Pursuant to this condition, the following information has been supplied:
Supporting Statement

Following consultation with the Council's Transport Development Control Officer, it is confirmed that the submitted details are acceptable. The submitted details are hereby approved pursuant to condition 5 of planning permission 181107/FUL.

Condition 8 of planning permission 181107/FUL states:

'The development shall not be occupied until a Litter Management Plan has been submitted and approved in writing by the Local Planning Authority. The plan shall include details of regular litter picking around the site and the provision of additional litter bins on site and shall be submitted in writing to the Local Planning Authority for approval. The approved Litter Management Plan shall be implemented before the café is open to the public and thereafter complied with.'

Reason: In the interests of the visual amenities of the locality and to protect the amenities of nearby residential occupiers In accordance with Policy CS7 of the Core Strategy and Policy DM4 of the Sites and Detailed Policies Document.'

Pursuant to this condition, the following information has been supplied:
Waste Service Agreement
Floor Plan

Due to the lack of information supplied, it is confirmed that the submitted details are **NOT** acceptable. The submitted details are hereby **NOT** approved pursuant to condition 8 of planning permission 181107/FUL.

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

SDV

PP

Tom Hughes

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>