

Planning – Development Control  
Reading Borough Council  
Civic Centre  
Reading  
RG1 7AE

12 August 2021

Dear Sir/ Madam

**Proposed Sitting of Extraction/Ventilation Equipment to the rear of 89 Wokingham Road, Reading**

This application relates to the addition of an extraction and fresh air system for a property located within the Wokingham Road Major Local Centre. The site consists of a ground floor commercial premises and a residential flat above. The commercial unit was previously used as a Care Agency and falls under Use Class E. As you know, The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 come into effect on 1st September 2020. The new regulations revoke Parts A and D of the Schedule to the Use Classes Order 1987 and introduce a new Class E. Commercial, Business and Service Use Class.

As such planning permission in this case for change of use from the current Class A2 use to Class A3 use is no longer required. The development will create between 8-10 new jobs within the local area and will result in a positive economic impact within the area. This application for extraction/plant equipment seeks to facilitate the proposed use.

This proposal has been designed in accordance with BESA DW172 2018 2<sup>nd</sup> Edition and EMAQ Control of Odour and Noise from Commercial Kitchen Exhaust Systems. The proposed extraction/ventilation system will service a new restaurant serving a unique style of burgers, chicken and wraps. The system will sit on the flat roof above the kitchen. There are 2 aspects to the system, the first aspect is the extraction system. The fan will draw air from the canopy hood, through grease separators and into the ducting located on the flat roof. The air will then pass-through the pre-filter panel followed by bag filters and then through the carbon filters. The air passes through the fan and is then discharged through a high velocity Swedish cowl that discharges over 1.5m higher than the roof eaves. The use of grease separators, pre-filters and bag filters will work highly effectively to remove grease and oil particles. The carbon filters will then work very effectively as odour control. This is in line with DEFRA guidance on Odour Control for “high level odour control”. The system will also include an attenuator and acoustic lagging in line with the Noise Impact Assessment provided by auricl Acoustic Consultants. The maintenance of the system will be in line with the manufacturers recommendation with panel and bag filters being changed every 4 weeks and carbon filters every 6 months.

The second aspect of the system is the make-up air ventilation system. This system will provide fresh replacement air to the kitchen. This system will also include attenuators and acoustic lagging in line with the Noise Impact Assessment provided by auricl Acoustic Consultants.

Overall, the system has been designed so that it is in line with the Council’s Policies. The system has been designed and assessed in line with relevant British Standards and regulations. The Odour Controls conforms with High Level Odour Control in line with the relevant guidance. This will prevent a detrimental impact to residents from any odour produced. A Noise Impact Assessment has also been provided and shows that the predicted noise generated from the proposal is 12db less than the

current background noise thus this system is in line with the council's requirements and will not have a detrimental impact on residents.

We hope that the proposal will not have a detrimental effect on the character and appearance of the area. This is because the majority of the premises within the Wokingham Rd Major Local Centre have plant equipment on their flat roofs. This plant equipment includes ducting similar to the proposal. We hope the proposal will be considered an appropriate, essential addition. The proposed development is therefore in compliance with the adopted Local Plan.

If you have any queries relating to this proposal please do not hesitate to contact me in the first instance.

Kind regards,

R Khan