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9th September 2020

Your contact is: Connie Davis, Planning

Dear Mr Bottomley,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 200827

Application type: Approval of Conditions

Address: 1 Station Road, Reading, RG1 1LG

Proposal: Application for approval of details reserved by conditions 3 (Noise Assessment), 4 (Odour Assessment) and 5 (Station Road Louvres) of application 200343

I refer to your application as described above.

Condition 3

As a reminder, Condition 3 states:

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 (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. 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.

The following information was submitted:

Report 15834-NIA-01 - Noise Impact Assessment prepared on 29 May 2020 by Clement Acoustics

Received 17th June 2020

The details were reviewed by the case officer and RBC Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 3 of planning permission 200343. As such, this condition is hereby discharged.

Condition 4

As a reminder, Condition 4 states:

[Pre-Commencement] 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.

The following information was submitted:

Odour Risk Assessment and Management Plan: QSR Restaurant, 1 Station Road, Reading prepared by Air Quality Consultants dated May 2020

Received 17th June 2020

The details were reviewed by the case officer and RBC Environmental Health Officer. It is considered that the information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 200343. As such, this condition is hereby discharged.

Condition 5

As a reminder, Condition 5 states:

[Pre Commencement] No development shall take place until a detailed design of the air intake louvre facing Station Road, including materials to be used, has been approved in writing by the Local Planning Authority.

REASON: In order that the special architectural and historic interest of this Locally Listed Building is safeguarded in accordance with Policy EN1 and EN4 of the Reading Borough Local Plan 2019.

The following information was submitted:

38mm pitch louvres (pages 2 and 3)

Received 17th June 2020

The details were reviewed by the case officer and RBC Heritage Consultant. It is considered that the information provided is sufficient to fulfil the requirements of Condition 5 of planning permission 200343. As such, this condition is hereby discharged.

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.

I trust the above is satisfactory, however, please contact me on the number above if you have any further queries.

Yours sincerely,

Connie Davis

Planning Officer