

Our ref. : AB1945/Discharge270919

Planning Department
Civic Offices
Reading Borough Council
Bridge Street
Reading
RG1 2LU

27th September 2019

Dear Sir/Madam,

**DISCHARGE OF CONDITIONS (3), (4) AND (6) IMPOSED UPON PLANNING APPLICATION REF. 191104
207-211 BROAD STREET MALL, READING, RG1 7QH**

On behalf of our client, T. Bello Group Ltd., please find enclosed an application seeking to discharge the requirements of conditions (3), (4) and (6) imposed upon the granting of planning application ref. 191104, relating to the premises at 207-211 Broad Street Mall, Reading, RG1 7QH.

This discharge application, which is being submitted to Reading Borough Council (the LPA) electronically via the Planning Portal website, comprises the following documentation ;

- Completed application forms.
- This supporting letter prepared by Beamish Planning Consultancy.
- Decision notice dated 2nd September 2019 relating to planning application ref. 191104.
- Acoustic Consultancy Report – Environmental Noise Survey Results and Noise Impact Assessment for Proposed Fixed Plant prepared by Acoustic Consultancy Partnership Ltd. (in respect of condition (3)).
- DEFRA Odour Assessment prepared by Nationwide Ventilation (in respect of condition (4)).
- Manufacturers specification relating to Introzone odour control unit (in respect of condition (4)).
- Kitchen Ventilation System Basic Maintenance Manual prepared by Nationwide Ventilation (in respect of condition (4)).
- Drawing No. NWV/TBR/01 Revision C – vent layout proposal prepared by Nationwide Ventilation (in respect of condition (4)).
- Drawing No. A204/2997 – litter management plan prepared by Hone Edwards Associates (in respect of condition (6)).

Payment of the statutory planning application fee of £116, plus the Planning Portal 'service charge' fee of £25 has been made electronically when submitting this application via the Planning Portal website on 27th September 2019.

In September 2019 (the LPA) granted planning permission (application ref. 191104) for the following development at 207-211 Broad Street Mall, Reading, RG1 7QH ;

'Subdivision of retail unit (Class A1) and change of use to form 1x restaurant/hot food take-away (class A3/A5) at part basement/part ground floor; and change of use (class A2) with amalgamation of the rear of the unit at part basement/part ground floor with Metro Bank.'

That permission is now in the early stages of being implemented and, at the same time as the submission of this discharge of details required by condition application, a separate planning application and associated express advertisement consent application is being submitted to the LPA relating to minor associated operational development (a replacement shopfront and the proposed plant/extract system), the change of use of the part of the public highway to the front of the premises to an external seating area, and also associated signage.

This discharge of condition seeks the discharge of conditions (3), (4) and (6) imposed upon the granting of planning application ref. 191104.

Condition (3) 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 thereafter only be installed in accordance with the assessment.'

To address the requirements of this condition please refer to accompanying acoustic consultancy report prepared by Acoustic Consultancy Partnership Ltd., which demonstrates that, subject to the mitigation measures set out within Section 14 of that report, the requirements of this condition will be successfully achieved.

Condition (4) states ;

'Prior to first operation of the hereby permitted development an odour assessment shall be carried out and a detailed Odour Management Plan to include scale plans, odour control specifications and a maintenance plan shall be submitted and approved 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 (January 2005) when assessing potential odours and selecting appropriate odour control methods. The agreed Odour Management Plan shall be implemented prior to first operation of the hereby permitted development, and thereafter the approved use shall not be carried out other than in accordance with the approved Odour Management Plan.'

To address the requirements of this condition, please refer to the following accompanying documentation ;

- DEFRA Odour Assessment prepared by Nationwide Ventilation (in respect of condition (4)).
- Manufacturers specification relating to Introzone odour control unit (in respect of condition (4)).
- Kitchen Ventilation System Basic Maintenance Manual prepared by Nationwide Ventilation (in respect of condition (4)).
- Drawing No. NWV/TBR/01 Revision C – vent layout proposal prepared by Nationwide Ventilation (in respect of condition (4)).

This documentation, which has been compiled in conjunction with the acoustic consultancy report submitted to discharge the requirements of condition (3) and reflects the mitigation measures recommended within that report, provides full details of an Odour Management Plan, incorporating odour control specification and an associated maintenance plan.

It should be noted that as planning permission ref. 191104 only related to the change of use of the application premises, a separate planning application is being submitted seeking planning permission for the external plant elements proposed.

Condition (6) states :

'Prior to first occupation of the A3/A5 mixed use development hereby permitted, a strategy for the management of litter resulting from the use shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:

- i) details of the extent of the search area outside the premises for litter picking by staff associated with the use,*
- ii) details of the frequency of litter picking by staff,*
- iii) the location of litter bins within the premises, and*
- iv) details of the design and location of customer advice signage relating to litter.*

The use shall not be carried out other than in accordance with the approved strategy at all times thereafter.'

With regards to requirements (i) and (ii) of this condition, it is proposed that employees of the approved mixed A3/A5 use will undertake a minimum of 4 external litter patrols per day, covering the immediate area outside the premises to a maximum radius of 100 metres. Those litter patrols will be evenly distributed through each day, and in particular a final litter pick of the immediate area outside of the premises will be undertaken by employees after closing time on each day.

With regards to requirements (iii) and (iv) of this condition, please refer to accompanying drawing no. A204/2997 prepared by Hone Edwards Associates, which provides full details as to both the location of litter bins within the premises and also the placement of signage visible to customers leaving the premises requesting that they dispose of their rubbish responsibly.

In conclusion, having regard to the information provided we respectfully request that the LPA discharge the requirements of conditions (3), (4) and (6) imposed upon the granting of planning application ref. 191104.

We trust that this discharge application will therefore be validated promptly and the requirements of these conditions discharged in an expedite manner, in accordance with national guidance as set out in the NPPG which advises that;

'Development that is ready to proceed should not be held back by delays in discharging planning conditions. In most cases where the approval is straightforward it is expected that the local planning authority should respond to requests to discharge conditions without delay, and in any event within 21 days. Where the views of a third party such as a statutory consultee are required to discharge a condition, every effort should be made to ensure that the 21 day requirement can still be met.'

We look forward to corresponding with the Case Officer to whom this discharge application is allocated in the coming weeks, but should any further information or clarification be required please do not hesitate to contact me.

Yours faithfully,

Adam Beamish
BA (Hons), DIP TRP, MRTPI