

PLANNING STATEMENT

8 Park Lane, Tilehurst, Reading, RG31 5DL



1. Introduction

This statement has been written in support of a full planning application at 8 Park Lane for the installation of a commercial kitchen extractor system and associated flue on the rear elevation of the application site.

The commercial unit on the ground floor of the application site is currently a retail unit and falls under Use Class E(a).

The ground floor unit will undergo a change of use into E(b) restaurant; the change of use is made possible due to permitted development rights.

This application relates solely to the ground floor commercial unit.

2. Proposal

The proposal involves the installation of an extractor system and associated flue on the rear elevation.

It is important to clarify that this application is only seeking planning permission for the installation of the extractor system.

3. Planning Considerations

Noise and Odour

To ensure that the noise and odour impact of the proposed development is within acceptable levels, all equipment installed will meet British Standards and will provide the most efficient extraction system.

A comprehensive Noise Impact Assessment (NIA) has been undertaken at the site by DAA Group, an independent and accredited noise consultancy (see accompanying report).

The NIA has assessed the impact of noise generation from the proposed extractor system based on manufacturers noise data and it considers the noise generation and any such impact to be acceptable. The identified mitigation measures within the report will be implemented.

To guarantee odour level is kept to a minimum and within requirements, the extractor system scheme has proposed the use of a carbon filter unit.

The following provides details on the canopy system specification (see accompanying technical sheets):

- Airclean carbon filter

- Ventorn silent box fan unit AMF-560/1
- Acoustica rectangular silencer R02-5-1200
- Baffle filters for grease fitted on canopy hood
- AIRGARD Type II Pleated Panel Filters
- Dwell time with pre filters and carbon bag filters with a pressure drop of 70 for the bag and 10 for the pre filters, with a box size of 1000mm x 500mm will achieve a dwell time of 0.4.
- Efflux velocity at the cowl will be over 15m/s. Taking into consideration the fan spec and distance of the fan from the cowl and bend resistance, the efflux velocity will be closer to 16 to 17 m/s.
- Maintenance schedule attached which sets out cleaning methods and frequency of all parts as well as carbon filter and pre filter change schedule.

As evidenced above, the noise and odour of the development is within acceptable standards and should not result in any adverse impacts on neighbouring occupiers.

It is important to note that the extractor flue will terminate one metre above the highest window.

The height, the location and distance combined with the high quality and efficiency of the proposed extractor system will together significantly mitigate noise and odour impacts.

4. Conclusion

Based on the above, we believe that the proposal adheres to planning policy and should receive approval from Reading Borough Council.