

Mr Shahrookh Gulfraz
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RG67PJ

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Our Ref: PL/24/1004
Your Ref:
PP-13308353
Direct: ☎
04/10/2024

Your contact is: Anthony Scholes, Planning

Dear Mr Shahrookh Gulfraz

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1004

Application Type: Approval of details reserved by a condition

Location: 109A OXFORD ROAD, READING, RG1 7UD

Proposal: Application for Approval of Details Reserved by Conditions 6 and 7 of application 201585 – odour risk assessment, and waste and litter management plan.

I refer to your Approval of Conditions application as described above.

Condition 6 States:

The Kitchen Ventilation System is to be installed strictly in accordance with the specifications as approved to mitigate cooking odours to the satisfaction of Council officers. The use hereby permitted shall not be made open to the public until an odour risk assessment has been carried out and a detailed odour management plan to include odour control specifications with a schedule of weekly cleaning and maintenance schedule has been submitted to and approved in writing by the Local Planning Authority. Thereafter the odour management plan shall be adhered to and the cleaning and maintenance schedule made available for inspection by Council officers.

The following document is hereby approved pursuant to condition no. 6

- The 'Burger Den Reading, RG1 &UD, 109A Oxford Road, Odour Risk Assessment Report;
Received by the Local Planning Authority on 4 October 2024

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above.

Condition 7 States:

A Waste & Litter Management Plan shall be submitted for the written approval of the Local Planning Authority before the use hereby permitted is made open to the public. The Waste & Litter Management Plan shall include details of:

- *where commercial waste is to be stored on site and this area managed, how and how often the waste bins will be collected,*
- *how waste bins are to be protected from vermin and,*
- *how litter arising from customers of the use is to be managed.*

The Waste & Litter Management Plan shall be implemented from the first day of being open to the public and thereafter followed as approved.

The following document is hereby approved pursuant to condition no. 7

- The 'Final Waste Management Plan'

Received by the Local Planning Authority on 4 October 2024

It is noted that the condition is not fully discharged, as the development must be undertaken in accordance with the approved details as above.

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

Anthony Scholes

Anthony Scholes
Senior Planning Officer