
7 Blagrove St ref 1353

From Moon, Rebecca <Rebecca.Moon@reading.gov.uk>

Date Tue 12/11/2024 11:09

To Rejwerska, Marcelina <Marcelina.Rejwerska@reading.gov.uk>



Internal Memorandum

To:	Ms Marcelina Rejwerska	Your Ref:	PL/24/1353
From:	Rebecca Moon - Environmental Health Officer	My Ref:	EP /783336
Date consultation received:	22/10/2024	Date:	12 November 2024

Application Number: PL/24/1353

Premises Address: 7 Blagrove Street Reading RG1 1PJ

Application For: Demolition of the existing building (façade retained) and erection of a five-storey building with a café, bed and breakfast, and ancillary spaces

Environmental Protection concerns

- Noise impact on development
- Noise arising from development
- Odour and noise – kitchen extraction
- Construction and Demolition phase
- Bin storage - rats

Noise impact on development

I have reviewed the noise assessment and have the following comments:

- The measurements were carried out in 2015 which is quite some time ago – noise levels from surrounding commercial premises may have changed in that time.
- Proposals for protective glazing are made along with ventilation, however, it is not clear which facades/floors these relate to as they are listed against noise level above baseline but it is not clear what that means.

Noise generating development – mechanical plant or commercial activities

Applications which include noise generating plant or commercial activities when there are nearby noise sensitive receptors should be accompanied by an acoustic assessment carried out in accordance with BS4142:2014+A1:2019 methodology.

A noise assessment has not been submitted with the application and therefore I cannot determine the likely noise impact of the proposal and whether the proposals are acceptable. I therefore recommend refusal unless a noise assessment can be submitted and considered by us before the application is determined.

Alternatively the following condition could be attached to consent, however it is possible that the criteria would not be met with the plant specifications proposed in this application and a new

application may need to be made at a later date for alternative plant / location.

• **N2 MECHANICAL PLANT (NOISE ASSESSMENT REQUIRED)**

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+A1:2019 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 facade (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.

Kitchen Extraction – odour

In addition to concerns about noise (as discussed above), cooking odour is often a significant problem in commercial kitchens and therefore the applicants must provide an assessment of the likelihood of odours based on the proposed cuisine and a statement of how the proposals will ensure that odour nuisance will be prevented. Reference must be made to the EMAQ guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Sept 2018) or the (withdrawn) DEFRA version (Jan 2005).

The following condition could be attached to the consent, however it is possible that the criteria cannot be met with the plant specifications proposed in this application and a new application may need to be made at a later date for alternative plant / location.

• **N11 VENTILATION & EXTRACTION (TO BE SUBMITTED)**

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 EMAQ guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Sept 2018) or the (withdrawn) DEFRA version (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. When assessing potential odours, the assessment shall consider the full range of cooking types that may be conducted under the permitted use. 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.

Construction and demolition phases

We have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses).

Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability.

Recommended conditions

• **C2 CONSTRUCTION METHOD STATEMENT (TO BE SUBMITTED)**

No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for

- a. Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction; [EP REQUIREMENT]
- b. Provisions to be made for the control of noise coming from the site during demolition and construction; [EP REQUIREMENT]

- c. Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements. [EP REQUIREMENT]

The measures within the approved Statement shall be adhered to throughout the demolition and construction period 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 in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

Bin storage – rats

There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas e.g. flats and hotels there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. Where developments involve a food related business then there is a greater risk of rats being attracted to the waste. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste. I recommend the following condition.

- **Condition - Details of bin stores**

No [dwelling/development] hereby permitted shall be first occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted [dwelling/development] and shall not be used for any purpose other than bin storage at all times thereafter.

Reason: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policy CS2 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

If you have any queries please contact me.

Kind regards,

Rebecca Moon - Environmental Health O

Rebecca Moon

Principal Environmental Health Officer

Environmental Protection & Nuisance Team

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