

Mr Michael Buckworth
Buckworths
2nd Floor
1-3 Worship Street
London
EC2A 3NY

Emma Gee
**Acting Executive Director
for Economic Growth and
Neighbourhood Services**

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/24/1724
Your Ref:
PP-13660267

Direct: ☎ 0118 937 3699
28/02/2025

Your contact is: Marcelina Rejwerska, Planning

Dear Mr Buckworth,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1724

Application Type: Approval of details reserved by a condition

Location: 65 ST MARYS BUTTS, READING

Proposal: Application for approval of details reserved by conditions 5 (Noise assessment), 6 (Odour assessment), 7 (Bin stores) and 8 (Construction Method Statement) of application 201390

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

As a reminder, the conditions to be discharged relate to the following information:

- Condition 5 – noise assessment to be submitted prior to installation of any mechanical plant
- Condition 6 – odour assessment and odour management plan to be submitted prior to commencement of works on site
- Condition 7 – refuse and recycling details including vermin proofing to be submitted prior to first use permitted
- Condition 8 – construction method statement to be submitted prior to commencement of works on site.

For clarification, conditions 5 and 8 have already been previously discharged under application reference PL/23/1516. The use of the site commenced in April 2024.

Information submitted:

Location Plan

Floor Plan

Odour Risk Assessment

Flue Specification

Fan Technical Information Sheet

Kitchen Extract Specification

Refuse and Vermin Proofing Statement

Pest Control Service Agreement

Received by the LPA on 23 December 2024

Condition 6 – odour assessment and management plan

The submitted information has been reviewed by the case officer and the RBC Environmental Health team. Condition 6 cannot be discharged as the supporting information was not submitted before the commencement of works, however, the LPA is satisfied that the information submitted would be sufficient to discharge the condition, should it have been submitted on time. There are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Condition 7 – refuse and recycling details

The submitted information has been reviewed by the case officer and the RBC Environmental Health and Transport Development Control teams. Condition 7 cannot be discharged as the supporting information was not submitted prior to first use of the premises, however, the LPA is satisfied that the information submitted would be sufficient to discharge the condition, should it have been submitted on time. There are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

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

Marcelina Rejwerska
Senior Planning Officer