

26 March 2025

Planning Department Team
Reading Borough Council

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Dear Sir/Madam

Planning application Ref: (Full Planning Application) PL/24/1554

Re: Application for Approval of details reserved by a condition (discharge)

SITE LOCATION: 35-37, St. Mary's Butts, Reading RG1 2LS

Conditions to be Discharged:

Condition 4 on decision Notice:

No use hereby permitted shall be commenced until details of refuse and recycling storage sufficient for the intended development has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

And

Condition 5 on decision Notice:

No use hereby permitted shall be commenced until details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

A comprehensive waste management plan is devised for the proposed restaurant use. Priority will be given to waste reduction, reuse, and recycling. Special consideration has also been given for proper storage, collection, and disposal of all waste streams, including food scraps, recyclables, and general waste.

Waste Management Plan:

- **Categorize Waste:**

Identification and categorization to all types of waste generated, including organic (food scraps, etc.), recyclables (glass, plastic, paper, cardboard), and general waste will be done regularly.

- **Waste Reduction and Prevention strategy**

- **Portion Control:**

Implementing strategies to minimize food waste by offering smaller portion sizes or allowing customers to take leftovers.

- **Menu Optimization:**

Designing menus that utilize ingredients efficiently and minimize spoilage.

- **Stock Rotation:**

Practice first-in, first-out (FIFO) stock rotation plan to ensure that ingredients are used before they expire.

- **Staff Training:**

Training of staff on proper food storage, portion control, and waste management procedures.

- **Engage Customers:**

Encouraging customers to take leftovers and promote responsible waste disposal.

Waste Storage, Collection and Disposal:

As described above, the waste will be categorized into three types, including organic (food scraps, etc.), recyclables (glass, plastic, paper, cardboard etc.), and general waste.

The waste will be stored in the special bin containers supplied by the waste company. A designated space is allocated in the side open yard for the storage of the waste and recycling bins. (Please refer to the attached drawings and block plan).

The waste will be collected by the third-party waste collection company. For this purpose, the contact with the company is made. (Please see the attached file for the waste collection contract). Waste will be collected on weekly basis. The company already collects the waste for the neighboring businesses, using commercial waste collection lorry via the front pavement through St. Mary's Butts.

It is confirmed that the duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011 is fulfilled.

Moreover, special consideration is given to the general amenity in this waste management, storage and collection plan to ensure convenience and no obstruction to the highway. Plan is also in accordance with Policy CC7 of the Reading Local Plan 2019 and in the interest of highway safety.

Based on these, it is requested to discharge the conditions 4 and 5 in the Full planning application decision and approve this application.

Yours sincerely,

Dr. Muhammad U Safdar

BSc (Hons), MSc, Phd, Member of ICE & BGA

Encl. As above

Cc. Applicant