

Our ref: LB1288

Matthew Brewer

07919 890 207

Matt.Brewer@urbanspaceplanning.co.uk

Reading Borough Council
Planning,
Reading Borough Council Civic Offices,
Bridge Street,
Reading,
RG1 2LU

Dear Sir/Madam

ST LAWRENCE HOUSE, ABBEY SQUARE, READING, RG1 3AG
DISCHARGE OF PLANNING CONDITION 7 – ODOUR : REF. 231091

On behalf of our client, Happy Valley Recreation Ltd, please find enclosed an application for the discharge of Condition 7 (Odour) in relation to planning application Ref:231091 granted consent on 22nd November 2023 at the above site for the:

"Proposed Change of Use to allow flexible use Including Class E and Class F(1) Non residential Institutions."

This application specifically relates to the following condition:

Condition 7 – Odour

"Prior to first occupation of any Class E(b) use an odour assessment and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the Class E(b) development shall not be carried out other than in accordance with the approved odour assessment and detailed odour management plan which shall be retained and maintained as such at all times thereafter."

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."

The application comprises the following documents:

- Application Form
- Odour Assessment Report

The enclosed Odour Assessment Report addresses the requirements of Condition 7 as listed above. The report sets out the assessment approach, the odour impact assessment measures taken and odour risk assessment and the mitigation measures to be put in place. The report demonstrates an effective extraction system will be implemented.

The report concludes, with the proposed planned measures, it is anticipated that the plans will abide by the minimum best practice mitigation requirements of a commercial kitchen as laid out by the EMAQ+ (2022) guidance and therefore the proposals comply with Condition 7 with appropriate mitigation in place.

We trust the above is in order, however, should you have any queries or require further information please contact Matt Brewer on the above details. We look forward to receiving confirmation of receipt and validation of this condition discharge application.

Yours sincerely

Matt Brewer
URBANSPACE Planning Ltd

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