

Gareth Wilkins
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Our Ref: PL/25/1255
Your Ref:
PP-14283654
Direct: ☎

25/09/2025

BY EMAIL

Your contact is: Sian Hickey, Planning

Dear Gareth Wilkins

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/1255

Application Type: Approval of details reserved by a condition

Location: R13 ALL BAR ONE PH THE RIVERSIDE, THE ORACLE, BRIDGE STREET, READING, RG1 2AG

Proposal: Application for Approval of Details Reserved by Condition 4 (Odour assessment) of application PL/25/0713

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

As a reminder, condition 4 states:

No Class E(b) (Sale of food and drink for consumption (mostly) on the premises) use shall commence onsite until an odour assessment has been carried out and a detailed odour management plan has been 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 2025) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme and be retained and maintained as such.

REASON: These details are required due to the insufficient information being contained within this submission and to safeguard amenity and to protect the general environment in accordance with Policies CC8, EN16 and CR6 of the Reading Borough Local Plan 2019.

The following documents have been submitted and are **approved** pursuant to condition 4:

Specification & EMAQ Report, dated 12/08/25, received 04/09/2025

Odour Management Plan, dated 12/08/2025, received 04/09/2025

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

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

S.Hickey

Sian Hickey
Planning Officer