

## **AIR QUALITY STATEMENT**

**Application Site: Three Fives Fish & Chips**

**555 Oxford Road**

**Reading**

**RG30 1HL**

This Air Quality Statement has been prepared to assess the potential air quality implications of the proposed development at 555 Oxford Road, Reading.

The proposal comprises:

- Change of use of the ground floor from takeaway (Use Class E) to residential use (Use Class C3)
- Modest side and rear extensions
- Internal alterations to provide a single five-bedroom dwelling

This statement considers:

- The existing air quality environment
- Potential impacts arising from the proposed development
- Compliance with relevant planning policy

### **Site Context**

The site is located on Oxford Road, a principal urban route west of Reading Town Centre, characterised by mixed commercial and residential uses.

The surrounding environment is fully urbanised, with:

- Continuous frontage development
- On-street parking
- Regular bus services
- General urban traffic flows

The site currently operates as a fish and chip takeaway.

### **Policy Context**

The assessment has been undertaken with reference to:

- Policy EN15 (Air Quality) of the Reading Borough Local Plan (Adopted November 2019)
- National Planning Policy Framework (NPPF) guidance on air quality
- Local authority validation requirements

Policy EN15 requires development to:

- Minimise emissions

- Avoid introducing new exposure to poor air quality where possible
- Not result in a significant deterioration in local air quality

### **Existing Baseline Conditions**

Reading Borough is designated as an Air Quality Management Area (AQMA) for nitrogen dioxide (NO<sub>2</sub>) due to road traffic emissions.

Oxford Road experiences typical urban traffic flows associated with a main distributor road.

However:

- The site is not introducing a new sensitive receptor in an undeveloped location
- Residential use already exists on the upper floors
- The proposal consolidates the building into a single dwelling

The site is therefore not newly introducing residential use in principle.

### **Impact Assessment**

Construction Phase, the proposed extensions are modest in scale.

Construction impacts would be:

- Temporary
- Short-term
- Minor in scale

Standard best practice mitigation (e.g. dust suppression, covering of materials, controlled site practices) would adequately manage any temporary dust emissions.

Given the limited scale of works, construction impacts are considered negligible.

Operational Phase, the proposed development will:

- Remove an operational takeaway use
- Eliminate cooking emissions and associated odours
- Remove commercial extraction flue use
- Eliminate short-stay customer vehicle trips
- Remove delivery driver and supplier vehicle activity

The replacement use is a single residential dwelling, which will generate significantly fewer vehicle movements compared to the existing takeaway.

Accordingly:

- Traffic-related emissions will reduce
- Cooking emissions from commercial extraction will cease
- No additional mechanical plant is proposed

The development therefore results in a net improvement in local air quality conditions compared to the existing lawful use.

## **Exposure of Future Occupiers**

The building is already in residential use on upper floors. The proposal:

- Does not increase building height
- Does not materially alter façade orientation
- Does not introduce new residential units beyond existing capacity

The conversion of the ground floor to residential use does not significantly increase exposure risk beyond existing conditions.

Furthermore:

- The site is located in a sustainable urban location
- Future occupants will benefit from reduced local commercial disturbance

## **Mitigation and Sustainability Measures**

Given the small scale of development and the net reduction in emissions, specific mitigation measures are not required.

However:

- The development promotes sustainable transport (cycle storage provided)
- The removal of commercial use reduces traffic demand
- The proposal supports sustainable urban living

No mechanical plant or combustion equipment associated with commercial cooking will remain.

## **Conclusion**

The proposed development at 555 Oxford Road:

- Removes a commercial takeaway use
- Eliminates associated cooking emissions
- Reduces vehicle trip generation
- Does not introduce significant new exposure
- Results in a net reduction in traffic-related emissions

The proposal therefore:

- Will not cause deterioration in local air quality
- Will not introduce unacceptable exposure to poor air quality
- Complies with Policy EN15 of the Reading Borough Local Plan (Adopted November 2019)
- Is acceptable in air quality terms

The application is respectfully submitted as compliant with air quality planning requirements.

Feng Ci Chen