

Our ref. 2437-4.1-jeg-terracemanagement

16/03/2026

GENTING CASINO, 18 RICHFIELD AVENUE, READING, RG1 8PA

ENLARGEMENT OF EXISTING EXTERNAL TERRACE & FORMATION OF NEW BIN STORE BEHIND.

TERRACE MANAGEMENT STATEMENT

INTRODUCTION

This statement has been prepared in support of a planning application for the creation of an external terrace associated with the existing casino premises at 8 Richfield Avenue, Reading.

The purpose of this document is to outline how the terrace will be managed to ensure that its use does not adversely affect the surrounding area.

USE OF THE TERRACE

The terrace will operate as an ancillary external area serving the existing casino and hospitality facilities within the building.

The terrace will not operate as a separate licensed venue and will remain under the management and operational control of the casino.

HOURS OF USE

As existing, the terrace will operate in conjunction with the normal operating hours of the casino. Use of the terrace will be managed by staff to ensure appropriate behaviour and responsible use by patrons.

NOISE MANAGEMENT

The area surrounding the existing terrace is characterised primarily by commercial and leisure uses, including warehouse-style premises and a fitness studio located adjacent to the site.

There are no residential properties within the immediate vicinity of the terrace.

To minimise any potential impact on the surrounding environment:

- No amplified music or external loudspeakers will be installed on the terrace.
- Any background music associated with the premises will remain internal to the building.
- Staff will monitor the terrace area during operation to ensure appropriate behaviour by patrons.

SMOKING AREA COMPLIANCE

The terrace will function as an external area in compliance with the requirements of the Smoke-free legislation under the

Health Act 2006 and associated regulations.

The canopy structure has been designed to ensure that the terrace remains compliant with the requirements for open-air smoking areas.

Calculations demonstrating compliance with smoke-free open-air requirements are provided on Drawing 2437.P02 submitted as part of this planning application.

GENERAL MANAGEMENT

The terrace will be managed by the casino's operational staff.

Routine management measures will include:

- Monitoring of patron behaviour.
- Maintaining clear access to fire escape routes.
- Ensuring the terrace remains clean and free from litter.
- Ensuring that fire exit doors and escape routes remain unobstructed.

CONCLUSION

The terrace will provide an external amenity area associated with the existing casino use. Due to the commercial nature of the surrounding area and the management measures outlined above, the terrace is not expected to give rise to adverse impacts on neighbouring properties or the wider environment.

The proposal therefore represents a suitable and well-managed addition to the existing premises.