
PLANNING STATEMENT

In Support of Removal of Conditions 3, 4 and 5

Planning Reference: 260269

Site Address: 57-59 UNIT 3 Crockhamwell Road, Woodley, Wokingham. RG5 3SZ

Local Planning Authority: Wokingham Borough Council

Proposal: Removal of Conditions relating to ventilation, odour control and noise mitigation

Applicant: Mr M K Bhatti

Submitted by:

Najib Maan

Date: 05/02/2026

1. Introduction

This Planning Statement is submitted in support of the application to remove Conditions 3, 4 and 5 attached to planning permission reference 252317 at 57-59 UNIT 3 Crockhamwell Road, Woodley, Wokingham. RG5 3SZ.

The purpose of these conditions was to ensure that appropriate ventilation, odour control and noise mitigation measures were provided in order to safeguard the amenities of neighbouring residential and noise-sensitive properties.

In response to these conditions, the applicant has now submitted the following technical information:

- A detailed Ventilation, Extraction and Odour Control Specification prepared by Powered Ventilation Ltd
- A comprehensive Noise Assessment and Mitigation Report prepared by RandTech Consulting Ltd

SEE ATTACHED REPORT SEPERATELY.

This report provides full technical details addressing each requirement set out in the planning conditions. The conditions have therefore been fully satisfied and are no longer required to be retained.

2. Condition 3 – Ventilation, Extraction and Odour Control System

Condition Requirement:

Submission of a detailed specification and design for the ventilation, extraction and odour control system including manufacturer specifications, equipment layout, acoustic data, filtration media, duct routing, outlet locations and maintenance arrangements.

Response and Compliance:

The submitted Ventilation and Extraction Report provides comprehensive technical details including:

- Specification of canopy extract hoods and ductwork system
- Manufacturer's data for mechanical extract fans and associated equipment
- Odour abatement measures including ESP filtration, ozone injection and multi-stage carbon filtration
- Duct routing and discharge outlet location and heights
- Acoustic performance data of the plant
- Maintenance and servicing arrangements to ensure ongoing effectiveness

The system has been designed in accordance with recognised industry standards and DEFRA guidance for commercial kitchen odour control.

The submitted information fully satisfies the requirements of Condition 3.

3. Condition 4 – Odour and Noise Mitigation Scheme

Condition Requirement:

Submission of a comprehensive scheme detailing mitigation measures to prevent adverse impacts on nearby occupiers.

Response and Compliance:

The submitted technical reports collectively provide a complete mitigation strategy.

Odour Mitigation Measures Include:

- Multi-stage filtration system incorporating ESP filters, ozone treatment and activated carbon filtration
- Controlled discharge height and location to promote effective dispersion
- Regular inspection and maintenance regime

Noise Mitigation Measures Include:

- Installation of acoustic split silencers to extract and intake ductwork
- Anti-vibration mounts and acoustic hangers to prevent structure-borne noise
- Sound-rated mechanical plant
- Acoustic isolation within the building structure including enhanced ceiling construction

These measures are designed to ensure no adverse odour or noise impacts on neighbouring properties.

Accordingly, Condition 4 has been fully addressed.

4. Condition 5 – Control of Plant and Machinery Noise

Condition Requirement:

Plant noise to be at least 5dB(A) below background noise levels (or 10dB(A) where tonal).

Response and Compliance:

The Noise Assessment prepared by RandTech Consulting Ltd includes:

- Baseline background noise monitoring at representative sensitive receptors
- Predicted operational noise levels of the ventilation plant

- Assessment methodology in line with recognised acoustic standards
- Specification of noise mitigation measures

The report confirms that with the proposed silencers, vibration isolation and acoustic construction measures in place, noise from the plant will remain below the required background noise thresholds.

This demonstrates full compliance with Condition 5.

5. Conclusion

Conditions 3, 4 and 5 were imposed to ensure that:

- A suitable ventilation and odour control system was installed
- Appropriate mitigation measures protected neighbouring amenity
- Plant noise remained within acceptable limits

The applicant has now submitted comprehensive technical reports which:

- ✓ Provide all requested specifications and technical details
- ✓ Confirm suitable odour control measures are in place
- ✓ Demonstrate compliance with noise level requirements

The objectives of the conditions have therefore been fully met.

It is respectfully requested that Conditions 3, 4 and 5 be removed as the relevant information has now been submitted and approved through the accompanying report, and the development can proceed in accordance with those technical details.

End of Statement.