

Date: 27 February 2026
Application: 260485



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 260485

Applicant: Mr M K Bhatti

Site Address: Unit 3, 57-59 Crockhamwell Road, Woodley, RG5 3SZ

Parish: Woodley

Grid Reference: Easting - 476112, Northing - 173088

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 252317 dated 12.12.2025. Condition 3 relates to design for a ventilation, extraction and odour-control system, 4 to odour and noise mitigation scheme, 5 control of plant/ machinery noise.

Case Officer: James Fuller

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260485. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **22 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260485
Address:	Unit 3, 57-59 Crockhamwell Road, Woodley, RG5 3SZ.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 252317 dated 12.12.2025. Condition 3 relates to design for a ventilation, extraction and odour-control system, 4 to odour and noise mitigation scheme, 5 control of plant/ machinery noise.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Condition 3 – Ventilation, Extraction and Odour Control

The applicant has provided a complete technical design covering the full ventilation and extraction arrangements. The package includes detailed canopy specifications, airflow calculations, duct dimensions, efflux velocity assessments and full schematics showing the internal layout of the extraction plant. The system design incorporates an extraction rate of 3.57 m³/s, a high-velocity horizontal discharge louvre with a 15 m/s efflux velocity, and a comprehensive multi-stage filtration system.

The extraction plant is designed in accordance with recognised commercial-kitchen ventilation standards, and the documentation clearly demonstrates a logical, safe, and technically robust airflow design. The submission also includes appropriate drawings, maintenance access points, internal plant housing and fresh-air intake provisions. Overall, the information provided satisfies the requirements of Condition 3, as the design of the ventilation and odour-control system has been fully demonstrated and is technically sound.

Condition 4 – Odour and Noise Mitigation

The applicant has carried out a full EMAQ+/DEFRA odour-risk assessment, resulting in a score of 43, which places the proposal within the “Very High Odour Control” category. In response, the proposed system includes grease filtration, two electrostatic precipitators, UV-ozone injection units, 44 carbon filtration cells providing a 0.4-second dwell time, and additional HEPA and pre-filters. This exceeds the level of treatment normally required for sites of this classification and provides a strong assurance that odour will be effectively controlled.

A BS4142-compliant noise report has also been submitted. Background noise measurements were taken at the nearest residential receptors, and the noise levels from the proposed plant have been modelled using the specified silencers and anti-vibration systems. The predicted noise levels of 34 dBA at 45 metres for the extract discharge and 33 dBA at three metres for the intake are comfortably below the advised thresholds. These measures, combined with the inclusion of an acoustic/fire-rated suspended ceiling, demonstrate that the scheme provides appropriate mitigation for both odour and noise impacts.

Condition 5 – Plant and Machinery Noise

The noise-control strategy is supported by an independent acoustic assessment carried out in accordance with BS4142:2014. The report confirms that plant noise will not exceed background noise levels, achieving at least the expected 10 dB reduction below background to ensure no adverse impact. The design includes acoustic box fans, appropriately sized silencers, anti-vibration mounts, Dura-Dyne flexible connections and isolation hangers to prevent transmission into the building structure.

Further, the installation of a fire-rated acoustic ceiling beneath the offices above provides additional containment of operational noise. The predicted operational noise levels remain well within acceptable limits for nearby residential and commercial receptors. The overall approach demonstrates that noise resulting from plant and machinery has been properly assessed, controlled, and mitigated.

No objection is raised to the discharge of Conditions 3, 4 and 5.

Conditions & Reasons (if required)			
N/A			
Date:	31/03/2026	Signed:	<i>K.Pates</i>