

# MEMORANDUM

<b>From:</b>	Tahir Rafiq Enforcement Officer	<b>To (Case Officer):</b>	
<b>Service</b>	Enforcement & Safety	<b>App No:</b>	252782
<b>Address:</b>	Prince Brothers Grove Service Station, Whitebridge Estate, Old Bath Road, Charvil, RG10 9QJ		
<b>Proposal:</b>	PLANNING CONSULTATION		
<b>Site Visit Made:</b>	No		

## Summary Of Recommendations

- Recommend approval but with condition(s) & reason(s) **stated below**;
- Recommend approval with no conditions
- Recommend refusal for the reason(s) **stated below**;
- Request further information before determination as **stated below**.

## Comments On Proposal

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

The Environmental Protection Team have reviewed the contaminated land report prepared by Aviron dated March 2022. A comprehensive Phase I and II Geo-Environmental Risk Assessment has been completed for the proposed development site. The assessment thoroughly evaluates historical land use, current conditions, and potential environmental risks associated with the project.

The Environmental Protection Team would require a noise assessment and a noise management plan to inform the site operations, the site is an existing commercial site with another commercial site adjacent, the noise management plan would be an operations guide, as the site operates 24hr.

The proposed project for Speedy Fuels & Lubricants Ltd. at Old Bath Road, Charvil, Reading involves the demolition of an existing single-storey building and the installation of a new external lighting system to support site operations. The site will feature designated parking for tankers, rigid vehicles, vans, and existing bays, alongside double-bunded storage tanks within clearly defined boundaries. The lighting design includes 14 EX1 luminaires, delivering an average illuminance of 14.58 lux with zero upward light waste, ensuring compliance with environmental standards.

## Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

### Noise Impact Assessment

The Environmental Protection Team would require a noise assessment and a noise management plan to inform the site operations, the site is an existing commercial site with another commercial site adjacent, the noise management plan would be an operations guide, as the site operates 24hr.

### Air Quality

An air quality assessment to be undertaken to gauge the impacts of the development on the local area, this should demonstrate any likely changes in air quality and /or exposure to air borne pollutants because of the proposed development on both users of the site and nearby receptors. To include both odours and VOC emissions.

The assessment is to compare the air quality following completion of the development with that expected at the time without the development. The assessment will need to include:

- 1) assess the existing air quality in the study area (existing baseline)
- 2) predict the future air quality without the development in place (future baseline)
- 3) predict the future air quality with the development in place (with development)
- 4) details of any mitigation required

Reason – to protect future occupants/users of the site and nearby receptors from air pollution.

<b>Date:</b>	12.1.26	<b>Signed:</b>	T.Rafiq
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