

## TECHNICAL NOTE

**Job Name:** The Old Power Station, Vastern Road  
**Job No:** 47500  
**Note No:** TN001\_AQ  
**Date:** April 2020  
**Prepared By:** Laura Smart  
**Subject:** Responses to Reading Borough Council Comments – Air Quality

RBC Comment	Stantec Response
<p><u>Kitchen Extraction – Odour</u></p> <p>In addition to concerns about noise (as discussed above), cooking odour is often a significant problem in commercial kitchens and therefore the applicants must provide an assessment of the likelihood of odours based on the proposed cuisine and a statement of how the proposals will ensure that odour nuisance will be prevented. Reference must be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005).</p> <p><b>Draft Condition:</b></p> <p>No development shall commence on site until an odour assessment has been carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.</p>	<p>The condition is considered to be reasonable and a kitchen odour assessment can be provided. It should however be noted that the DEFRA guidance has been withdrawn (and replaced with comparable EMAQ guidance) and the request for an odour management plan would be better expressed as a 'scheme for odour mitigation' to avoid confusion with Odour Management Plans in the wider context.</p>

### DOCUMENT ISSUE RECORD

Technical Note No	Rev	Date	Prepared	Checked	Reviewed (Discipline Lead)	Approved (Project Director)
47500/3001/TN001_AQ	-	01/04/2020	LS	PB	PB	

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RBC Comment	Stantec Response
<p><b><u>Air Quality – Increased Exposure</u></b></p> <p>The assessment concludes that for 2021 the NO<sub>2</sub> levels at the façade of the development will be below the objective levels. Can I confirm in terms of the modelling, whether the location of the Vastern Road diffusion tube was modelled as a receptor and whether that accurately predicted those measured levels? How close of the Vastern Road façade of the development to the main road compared to the diffusion tube location?</p>	<p>DT52 on Vastern Road was one of three diffusion tube locations included in the assessment for model verification.</p> <p>The final adjusted modelled concentration at DT52 in 2018 was 34.6 µg/m<sup>3</sup>. When compared to the measured 2018 annual mean NO<sub>2</sub> concentration of 36.8 µg/m<sup>3</sup>, it is evident that the model is slightly over-predicting concentrations at DT52.</p> <p>Proposed residential receptors (PR1-PR4) have been modelled on the Vastern Road façade of the Development. These receptors have been modelled at distances from Vastern Road varying between 9.3-10.2 m. DT52 has been modelled at 9.4 m from Vastern Road. Therefore, the proposed receptors on the Vastern Road façade are at a very similar distance from the road as the diffusion tube DT52.</p>
<p><b><u>Air Quality - Increased Emissions</u></b></p> <p>The information submitted states that there will be less road movements associated with the development than for the previous use. Is the number of residents less than the number of employees that were based on the SSE site?</p>	<p>Baseline traffic surveys were conducted at the site to understand current vehicle generations. The TA provides a TRICs assessment on People Trips associated with the new residential development which then applied a modal share in line with local census statistics. The outcomes of this summarised that the proposed residential development would have a net reduction in two-way car trip to/from the site.</p>