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**Planning Reference 104802/FO/2014/C1**  
**Condition 15 Extraction of fumes, vapours and odours**

Staycity Aparthotels, being the intended operator of the aparthotel development, the subject of the above note planning reference confirms the follow, in respect of Planning Condition 15.

**Condition 15**

*Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intake. Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document.*

**The food offering to be provided by Staycity is such that a commercial extract system will not be required or installed. Steam produced by the primary cooking appliance (Unox XECC-0513- 5 Grid Combi Oven) will be captured by way of a steam condensing hood (Unox XEHC-HC13 Hood with Steam Condenser), with any residual water generated, discharged locally. Details of both the oven and steam condensing hood are attached.**