

11 Chapel Walks, Manchester

Odour Impact Assessment

1. Background

- 1.1. Hourigan Connolly (HC) has submitted a planning application (ref: 128802/FO/2020) to Manchester City Council (MCC) for the change of use of the ground floor of 11 Chapel Walks from retail to restaurant and hot food take away and minor alterations to the rear of the premises.
- 1.2. In its' validation response MCC has advised an Odour Impact Assessment (OIA) may be required. HC accordingly instructed Smith Grant LLP (SGP) to undertake the required OIA of the proposed development for submission with the application.
- 1.3. In preparing this statement SGP has reviewed the development proposals and available background information on the site setting.
- 1.4. The statement has been prepared with reference to with relevant guidance provided by Defra in relation to the control of noise and odour¹ (*note: MCC comments state that this guidance has been withdrawn by Defra but is still used by Environmental Health and should still be adhered to until further notice*) and MCC².

2. Site Setting and Proposed Development

- 2.1. The proposed development Site is located on Chapel Walks within Manchester city centre. It is understood to comprise a narrow building comprising three storeys with a basement. Floors 1 and above are understood to have recently been converted to apartments (under planning permission 123676/FO/2019, dated 5th July 2019).
- 2.2. The site is adjoined at ground floor level by the former Tango Bar and Grill and the Annyeong Korean Restaurant & Bar.
- 2.3. The proposals are for a change of use of the ground floor premises to restaurant and hot food takeaway with some minor alterations to the rear of the premises.
- 2.4. The detailed design includes for the provision of a pizza oven with extraction to be provided with ventilation through the rear window to Back Pool Field (as detailed in plan CIAO009, September 2020 and included in Appendix A). At this stage technical specification details of the proposed extraction system are not available although it is proposed to use the Flueboost 800 system.

¹ Defra, Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, January 2005

² MCC, Environmental protection information for developers, v1.02, December 2015

2.5. Black Pool Field comprises a narrow street with numerous building services equipment items, including condenser units and extract fans.

3. Impact Assessment

3.1. In the validation response MCC has requested reference to the guidance provided by Defra on odour and dust and specifically Annex B which sets out information required to support a planning application for commercial kitchens. The MCC Guidance for developers requests similar information with regards to commercial kitchen proposals. The required information is summarised below in Table 3.1.

Table 3.1: Required Information

Information	Comments
Premises	Number of meals to be served a day: • Restaurant: estimate 50 per day • Take away: estimate 20-30 per day
	Method of preparation and cooking: pizza oven; not understood to have any other cookline
	Types of meals to be served: pizzeria
	Proposed hours of operation: • Monday to Friday: 12:00-22:00 • Saturday: 12:00:23:00 • Sunday and Bank Holidays: 12:00-22:00
Plans & drawings	Scaled plan of internal arrangement of premises with dimensions / location of the ventilation system: see plans provided in Appendix A
Pre-filters	Not proposed
Cooker hood	Equipment comprises a pizza oven rather than cooker
System Operation	Information not currently available
Flue design	External flue not proposed; to be extracted to ventilation in window
Noise	See separate noise assessment
Maintenance	As required for food hygiene regulations and fire safety; expected use of 6-12 hours per day; cleaning of duct work to be undertaken every 6 months

3.2. In addition, Annex C of the Defra guidance sets out a risk assessment process for odour which can be used as a simple means of determining possible odour control requirements. The assessment process considers the nature of dispersion from an outlet, the proximity of receptors, size of the kitchen and the cooking type. This has therefore been referred to initially to inform the possible odour abatement requirements and hence determine the information required for submission.

Table 3.1: Risk Assessment for Odour

Aspect	Comment		Score
Dispersion	Low level discharge via window vent into rear to Black Pool Fold	Very poor	20
Proximity of Receptors	Closest sensitive receptor less than 20m from discharge (floor above is residential use and possible 1 st floor residential use in Black Pool Fold)	Close	10
Size of kitchen	Between 30 and 100 covers and medium sized take away	Medium	3
Cooking type (odour and grease loading)	Pizzeria	Low	1
Total score			34

- 3.3. On the basis of the above, and given the proximity of residential use, it is considered the risk of adverse impacts due to odour arising from the proposed use is considered to be **high**.
- 3.4. The nearby existing ground floor use in the area is however also noted with the properties either side of the proposed development, and in the wider nearby area, also serving food. The nature of any odour abatement from these facilities has not been confirmed as part of this statement.
- 3.5. It is therefore advised that the extraction system is fitted with an odour filtration system. This can be a combined grease, smoke and odour system, readily available from commercial kitchen ventilation system manufacturers. This will require design and installation by a suitably qualified and experienced person with specialist knowledge of ventilation schemes. The specific information of the system will require submission to MCC in accordance with the above along with proposed maintenance and cleaning schedules.
- 3.6. It is considered that the requirement for the provision of an appropriate ventilation system and agreement with MCC can be secured by condition to any granted planning permission. It is concluded that with the installation of appropriate odour abatement equipment there would be no unacceptable odour impact associated with the proposed change of use.

Prepared on behalf of Smith Grant LLP by:

Name:

K. Hawkins, Partner

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Signature:

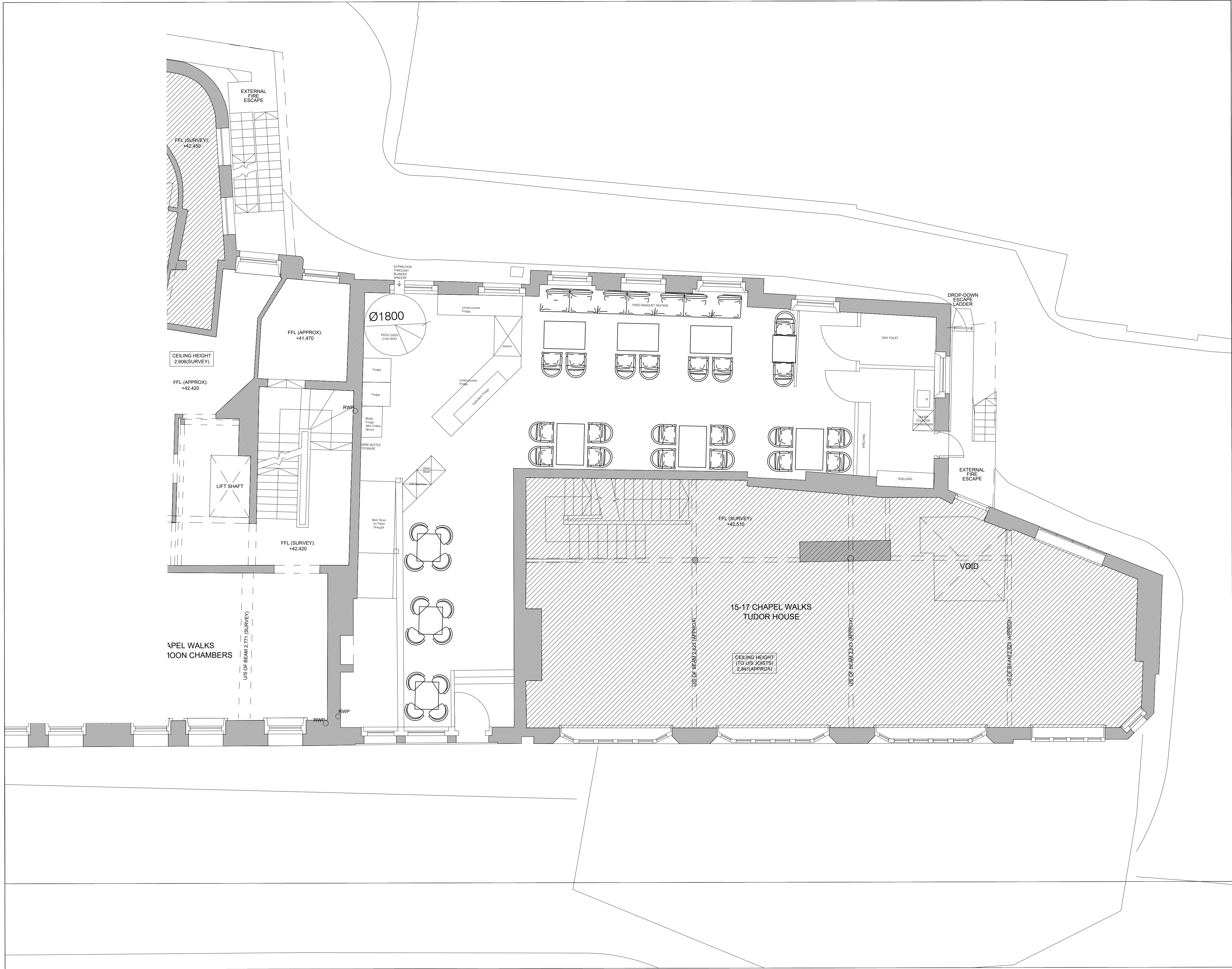


Date:

13.05.21

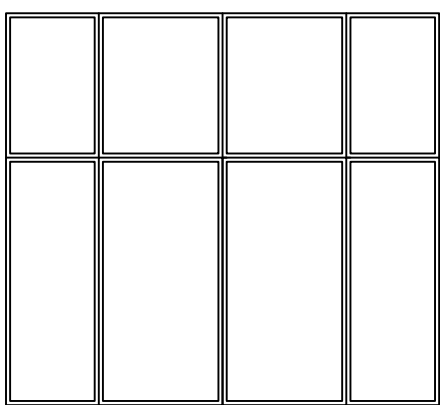
APPENDIX A

Site Plans

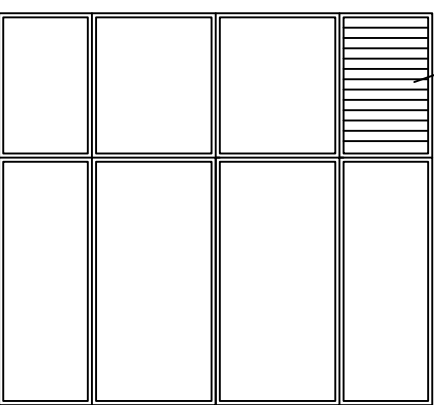


NOTES / REVISION

0	0.5	1m	2m	
PROJECT 5-7, 9-11, 15-17 CHAPEL WALKS				
CLIENT CIAO Pizzeria				
TITLE 9-11 CHAPEL WALKS - PROPOSED FIRST FLOOR PLAN				
SCALE 1:50 @A1 1:100 @A3		DATE SEPT 2020		
JOB No 232	DWG No CIAO009	REV *		
ISSUE FOR GENERAL ARRANGEMENT				



Existing Rear Window Scale 1:50



Proposed Rear Window -
No changes to window frame - Replacing Glazing with Vent ONLY

New Louvered grill for Extract



New Vent in existing Window
to allow for ventilation access

LEGEND

- Windows

Rev	Description	Drawn	Date	Chkd	Appld
AMENDMENTS					

Site		11 Chapel Walks			
Title		11 Chapel Walks Manchester M2 1HN			
Surveyed By	RM	Checked By		Status	
Designed by		Approved By			
Scale	Sheet Size	CAD File		Date 19/10/2020	
1:100	A1				
Drawing No		11CHPLWALKS03			Rev