

Ventilation, Extraction and odour

For the avoidance of doubt all equipment associated with extraction should be located internally within the building; if not currently shown in the submitted drawings – you will need to look at how fumes can be extracted without the need for an external flue i.e. using existing building services terminating at rooftop extraction. If this is not possible provide a full explanation of why – this can be provided in the Design and Access Statement.

An odour impact Assessment may be required and should include the following information:

- The location and appearance of any external equipment for fume extraction/ventilation, e.g. grilles/flues.
- Scaled plans and elevational drawings as existing and proposed
- Relevant floorplans showing the location of any equipment internally and the route any ducting would take to the internal riser/exterior walls
- The noise levels that would be generated from the proposed equipment and the acoustic attenuation measures proposed to reduce the equipment's noise output externally. Please note that any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location
- A technical specification of the proposed equipment from the manufacturer
- Information regarding the proposed cleaning/maintenance regime for the fume extraction equipment
- Please note that 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 eaves level and/or any openable windows/ventilation intakes of nearby properties.

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 (particularly Annex B). Details should also be provided in relation to replacement air. *Please note that this document has been withdrawn but the standards are still used by Environmental Health and should still be adhered to until further notice. Please also see section 4 within the 'Environmental protection information for developers' document at the following link:

www.manchester.gov.uk/downloads/download/5199/information_for_developers and fill in Appendix A (pages 20 and 21) from the same document as a complementary piece of information to go with all the information asked for above. Where end user is not known we will need to see a Strategy Document that tenants will have to comply with to meet the requirements detailed above.

(Core Strategy DM1, EN16 and Saved Unitary Development Plan Policy DC26)

The development will not have any commercial extract. The development will have MVHR ventilation terminating in the facades of the buildings.

There may be a requirement for smoke extract (Fire) in the apartment blocks at roof level, these will be via automatic opening vents.