Outlook

Jacksons Row CDN/25/0337 / 140687

From Graeme Souter <graeme.souter@manchester.gov.uk>
Date Wed 07/05/2025 11:31 AM
To Jack Naven <jack.naven@manchester.gov.uk>

Hi Jack

Please see comments for the above discharge application. The same conditions and reports have been submitted to address CDN/25/0336 / 135827 so my comments are the same.

Condition 22 – Fume and Odour

I have reviewed the information submitted which includes the risk assessment for odour and it will need to be revised. The assessment has based the closest receptor as Medium being 20-100m away but the application site itself will introduce closer receptors which will need to be considered as the sensitive receptors for the assessment and will be within 20m of the kitchen extraction system so 10 points should be attributed for close receptors rather than 5 for medium. This would lead to an overall risk score of 21 points and fall within the high risk category so revised odour and fume proposals will need to be submitted commensurate with a high risk rating.

The document refers to 1 point for Italian style provision based on the Defra risk score but this document has been withdrawn and has been replaced by he EMAQ guidance document (which now reduced Italian cooking style from 4 point to 1 point as assessed in the document). This is very minor point but we would recommend this is revised for completeness.

Once the above has been addressed, we will need a simplified side on view diagram of the kitchen extraction system only from the kitchen hood to the extraction terminal identifying all the filters, fume and odour abatement equipment, fans and access hatches in relation to each of these components and the extract terminal in relation to the building with any air intakes or windows identifying.

We will also need a full cleaning and maintenance strategy which provides daily, weekly /monthly and annual cleaning, maintenance and replacement requirements and frequencies for all the filters, fume and odour abatement equipment, ductwork and fans. This should also include who will be responsible for each cleaning and maintenance interval .

Condition 34 – Plant

I have reviewed the ACA plant noise assessment associated with unit 1 reference 241024-R002 date 31st January 2025 and I have the following comments:

1. The background noise level in table 1 used for the assessment is incorrect. Receptor L1 should be LA90 55dBA not 64dBA so this will need amending.
2. Similarly, the plant noise limits in table 2 will need to be amended at receptor L1 as this should be 50dBA not 59dBA
3. As above, the acoustic criteria in table 3 for receptor L1 will need changing to 50dB daytime not 59dBA,.
4. The kitchen chiller and freezer units noise level have been assumed. We will need the actual manufacturers noise level for these 2 items including in the assessment. It is assumed that these items had not been selected at the time of the report but hopefully these 2 item are now known and the details can be provided to the consultant for review. The report will need to be revised based on the actual noise level from these 2 items of plant.

5. Can the consultant confirm that the assessment included plant located behind any louvres? If not, any items associated with or located behind louvres will also need including in the assessment. A diagram should be included to identify where the each of the plant items are and also to demonstrate they have all been assessed.
6. Despite the above, it has been calculated that the plant is expected to meet the criteria which on the whole we can accept but the report will need to be revised to address the above before we can fully accept it.

Condition 35 – Noise breakout

Nothing has been submitted to address this condition

Kind regards

Graeme

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