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ARCHITECTURAL & PLANNING CONSULTANTS

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Our Ref: 97/25-01

Noise and Odour Statement

237 to 239 Deansgate, Manchester M3 4EN

Installation of 1 No. louvre to the rear of the property and a new 63mm dia gas supply to the front elevation

In response to points 2 and 3 of the Councils invalidation letter dated the 12th November 2025 (planning application ref 144434/FO/2025) and following discussions with Michael Pearson from the Council it was agreed to provide a Noise and Odour Statement to provide context of the immediate local environment, identify nearest sensitive receptors and detail the mitigation measures to be incorporated into the proposal to ensure that fume / odour and noise impacts are kept within acceptable parameters.

This statement is to be read in conjunction with the revised Heritage and Planning Statement Rev B that includes photographs etc that provide further context.

Local Environment

The proposed flue is to be located on the rear (East) elevation of the property in an area dominated by the 4 storey access ramp serving the 527 space 24 hour Great Northern Warehouse car park.

The access ramp is immediately adjacent to the proposed flue (between 1m and 3m to the East of the proposed flue outlet).

The access ramp provides the only means of access for vehicles to the 1st, 2nd, 3rd ,4th land 5th levels of the car park.

The access ramp is heavily trafficked by vehicles through the day and night.

The ambient noise levels generated by this activity alone are very high and exacerbated by the tight radius bends at both extremes of the ramp where tyre noise is aggravated with high levels of reverberation from the dominant concrete structures that enclose the area.

In addition, the car parks extraction ducts are located immediately adjacent to the proposal (see 1m dia spiral bound ductwork with grilles within a few meters of this proposal) together with a plethora of condensing units, balanced flues etc.

In summary the immediate local environment has a very, very low amenity value, with constant high background noise levels throughout the day and night.

Nearest Sensitive Receptors

There is no living accommodation to the North, East or South of the proposal (the nearest residential accommodation being some 95m to the East on Watson Street, separated by the Great Northern Warehouse building.

It is understood that there is living accommodation on the West side of Deansgate, near the junction with St Johns Street, however this is separated from the flue outlet site by Deansgate itself and the 15m high Deansgate terrace.

The nearest sensitive receptors are commercial tenants of the third floor offices directly above the application site.

However, it should be noted that whilst there are windows on the rear (East) elevation of the property same are purely decorative and have been boarded over internally due to being blighted by noise etc from the immediately adjacent car park access ramp.

Therefor the windows on the East elevation provide no ventilation (the offices are air conditioned with functional windows on the West / Deansgate elevation) and nor do they provide a passage for noise having been boarded over internally to limit the high levels of ambient noise generated by the car park access ramp.

Odour Source

The odour source is from the flue serving a gas fired pizza oven. As per DEFRA guidance on the Control on Odour and Noise from Commercial Kitchens and Odour Guidance for Local Authorities (both withdrawn but continue to be referenced by the industry given that no replacement guidance has been issued) an Italian pizza cooking has the lowest level of odour and grease loading potential and therefor lowest potential to cause nuisance to the nearest sensitive receptors.

In this case the nearest sensitive receptors are the office windows on the second floor office of the property on the opposite (Deansgate / West elevation of the property).

The effectiveness of the odour pathway is ineffective noting that the odours would need to rise 15m vertically, traverse 9m horizontally and then descend a further 3m before entering the 3rd floor windows serving the offices.

Furthermore, whilst the Italian pizza cooking odours are deemed to have the lowest odour and grease loading they are discharged into an environment dominated by the discharge from internal combustion engines in vehicles using the immediately adjacent car park access ramp at a high intensity level throughout most of the day and through the night.

In summary the potential for nuisance to be caused to the nearest sensitive receptors is very low.

Noise

The applicant has engaged Exoflue to design and install the flue system to serve the pizza oven.

Their bespoke specification has been included within the submission and includes a technical note which give details of the Metaloterm MFS IA12 silencer that will be installed to reduce noise levels significantly less than 5dB(A) below background noise that the Council require for any plant and equipment, having particular regard to the very high ambient noise levels attributable to the 24hour use of the car park access ramp and the extraction ductwork and grilles serving same that are immediately adjacent to this proposal.

The applicant is content to have conditions placed on any approval for validation reports to be undertaken and approved by the Council should these be deemed necessary.

Conclusion

The proposed flue will be located in an area that is already blighted by noise and fumes from the vehicles that use the access ramp to the multi storey 24 hour car park that is immediately adjacent to the proposal.

None the less this statement shows that the potential impact on the amenity of “the nearest sensitive receptors” is very low and well within any acceptable parameters, particularly having regard to the mitigation measures that the applicant is installing in the flue and the regular maintenance that will be undertaken on the installation.