Ventilation and Extraction Statement
Site Address: 27 Lansdowne Road, Manchester, M8 5SF

1. Introduction
   This statement has been prepared in support of the planning application for the proposed change of use of the premises to a small-scale café/restaurant (Class E) with ancillary takeaway.

2. Overview of Proposed System
   A high-quality commercial kitchen extraction and ventilation system will be installed to serve the cooking area located at the rear of the premises. The system is designed to effectively remove cooking fumes, grease, and odours generated during food preparation.

3. Extraction System Details

a) The system will include a commercial canopy hood installed above cooking equipment

b) Grease filters will be installed to capture airborne grease particles

c) Additional carbon filters (if required) will be incorporated to control odours

d) The ducting will run internally and discharge at high level above roof height

4. Flue and Discharge Point
   The extraction flue will terminate above the roofline of the building to ensure effective dispersion of air and to minimise any impact on neighbouring properties. The discharge point will be positioned away from nearby residential windows where possible.

5. Noise Control
   The system will be designed and installed to operate with minimal noise. Any mechanical components will comply with acceptable noise standards and will not result in significant disturbance to neighbouring occupiers.

6. Odour Control
   The extraction system has been designed to ensure that cooking odours are effectively controlled. The combination of grease filtration and high-level discharge will significantly reduce any potential for odour nuisance.

7. Maintenance
   The system will be regularly maintained and cleaned to ensure optimal performance. Filters will be replaced as required, and ducting will be inspected periodically.

8. Compliance
   The proposed ventilation system will be installed in accordance with relevant industry standards and best practice guidance, ensuring compliance with environmental health requirements.

9. Conclusion
   Given the small scale of the proposed café/restaurant and the inclusion of an appropriate high-quality extraction system, it is considered that the development will not result in any adverse impact in terms of noise or odour on neighbouring properties.

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