

Morris, Rachael

From: Pyke, Jon
Sent: 30 March 2023 08:54
To: Morris, Rachael
Cc: Scott, Neil
Subject: FW: 13071 - AEW -PJ004923 - Eastleigh, Fair Oak - Stage 2a, Change of Use - Odour Abatement Proposal
Attachments: 13071-AEW-PJ004923-XX-SP-0002-[A]_Annex C.pdf; RM28755 -Eastleigh, Fair Oak-Rev 1.pdf; 13071-AEW-PJ004923-XX-SP-0001-[A]_Annex_B.pdf

Hi Rachael

We are fortunate to receive a revised odour impact assessment and kitchen system design from a suitably qualified person targeting the level of risk to neighbouring dwellings as “very high”.

The method is per the EMAQ+ guidance which is generally applicable for restaurant or takeaway kitchens of this size or output. “Pizza” is not one of the higher odour generator foods or cooking processes. Greasy and spicy tend to be but this is has not proposed in the planning application.

The situation is a little awkward however because the neighbouring dwellings are close and the locate above the outlet / flue. A perfect configuration is of course to exhaust above the ridgeline with some velocity to achieve desirable dispersion. But for the application premises this is probably not achievable as there is no internal chimney or flue and the neighbouring dwellings occupy the top portion of the building.

In designing these kitchen systems there is an element of judgment a suitably qualified person as designer takes to reduce the risk of its client causing odour, fumes and noise impact to neighbouring dwellings. We see the components of the system proposed (electrostatic precipitation followed by filtration incorporating activated carbon) and note the designer has considered ‘dwell time’ in the activated carbon filters. This is 0.4 seconds and in the range 0.4 to 0.8 seconds EMAQ+ talks about. It’s not really for us to say what dwelling is optimum or best to achieve the kitchen systems designers ends.

The designer has also included for cleaning and maintenance. And therefore, the information available currently on odour and fumes is sufficient to support planning consent.

Kind regards
Jon

Jon Pyke

Pollution Control Officer

Service Delivery - Specialist Services - Environment

From: Aaron Losada <alosada@aewarchitects.com>
Sent: 20 March 2023 17:30
To: Pyke, Jon <Jon.Pyke@eastleigh.gov.uk>
Cc: Tom Scott-Smith <tscottsmith@aewarchitects.com>; Steve.Lambell@dominos.co.uk
Subject: 13071 - AEW -PJ004923 - Eastleigh, Fair Oak - Stage 2a, Change of Use - Odour Abatement Proposal

Good afternoon Jon,

I am part of the team that is currently working on the proposed Domino.s store at Eastleigh, Fair Oak. I understand that the previously submitted CoU planning application and associated information will be going to committee towards the end of June as the application was refused previously. The refusal was based partly on objections regarding 'odour and fumes' as set out in the case officer's report. Following our initial submission of the odour abatement specification (based on a high level scoring of 35), we later updated the specification to reflect a recommended 'very high' scoring of 37. The updated EMAQ report and annex B document was submitted to the LPA as an amendment to the CoU application via Pegasus.

Prior to the application going to committee, we are keen to have a dialogue with yourself to understand the objections so these can be rectified where required. I have attached the updated documents for reference. Please provide comment where applicable so that we are clear of your specific objections to the odour abatement proposal.

Thanks,
Aaron Losada
Architect



w. aewarchitects.com

t. 0161 214 4370

   @aewarchitects

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