

From: Wedgbury, Stuart
Sent: 28 May 2024 10:57
To: Osmond, Gary
Subject: DC/24/97225: Condition 5 of consent F/22/92939 - Odour only

Morning Gary,

DC/24/97225: Condition 5 of consent F/22/92939 - Odour only

The submitted report is dated 3/8/2022 and so I imagine was an original submission with the application and largely covers air quality. It does make reference to a desk top assessment of the odour risk from neighbouring cooking establishments.

In respect of the outstanding matter regarding odour from cooking in the vicinity and looking at the history on the files I find the following:

1. EH commented on this report on 30/8/24 as follows:

'We are reviewing the air quality assessment report and have concern the potential odour and fumes impact is approached by a desktop review only. Please advise the applicant to carry out subjective observations onsite by a qualified assessor. We advise to include for premises emissions via vents, stacks, open doors and back of house use including waste collected for disposal. This might have implication for the building envelope design and so therefore also the ventilation system. We note this may be via air source heat pumps.'

2. The submission in DC/24/97225 includes a proposal for a new low level cooking extract system below the residential windows not included in the original drawings that have consent. I understand you may feel such a change may require further consent. However, as matters stand the historical air quality report re-submitted does not anticipate such a proposal and the impact of this on odour emission has not been assessed and no mitigation measures have been proposed.

So looking forward my observations are:

1. You should **not** discharge the condition until matters relating to any new cooking extract system associated with the building have either been removed from the submission or are supported by an assessment and proposed mitigation that should follow the EMAQ guidance. As advised previously I consider that a low level terminus to such a system is ill advised.
2. Regarding the existing neighbouring cooking establishments, it is clear that EH's advice in 2022 was that an in person assessment on the ground should be carried out to verify that odour from the neighbouring commercial units do not pose a risk on the basis that if they did, this might have implications for the ventilation of the building. I assume the thinking here might have been to provide an alternative system to openable windows to ventilate the flats with the air intakes remote from the cooking odour sources. Such a system might protect the indoor amenity if windows remained closed or sealed. If one is to pursue this thinking further, an onsite assessment during the operational times of the neighbouring hot food premises would be required.

Personally, I am not convinced that artificially ventilating a building because of an odour amenity issue from neighbouring cooking establishments (assuming such a system would otherwise not be merited and included in the design) would be the right approach. My preference would have been by obligation or Grampian style conditions, to secure an improvement at source of the offending neighbouring systems to ensure they did not impact upon amenity. This would require that the risk was bottomed

out prior to determination of the original application. Obviously the opportunity for such an approach has long since passed. I am not sure how best to disentangle this now. However, an assessment by on site observation now might settle matters. If this found that the original desk top assessment (that odour will not impact upon amenity) were found to be correct the matter could be simply resolved. Happy to discuss further if that would be helpful.

Regards

Stuart Wedgbury

Stuart Wedgbury
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From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: Friday, May 24, 2024 10:35 AM
To: Wedgbury, Stuart <Stuart.Wedgbury@eastleigh.gov.uk>
Subject: FW: Re-conditions Regal Building

Hi Stuart,

More on the Regal Buildings. Could you take a look and let me have any comments.

Thanks,

Gary Osmond
Principal Planning Officer
Planning & Environment - Planning/Development Management
Ext.: 8490

From: David Windsor <dwindsordevelopments@hotmail.co.uk>
Sent: Thursday, May 16, 2024 1:21 PM
To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Subject: Re-conditions Regal Building

Hi Gary,
Please find attached amended odour report for your approval.
Regards
Dave

From: Rebecca Elliott <rebecca@frontierproperty.co.uk>
Sent: 16 May 2024 13:14
To: David Windsor <dwindsordevelopments@hotmail.co.uk>
Subject: Planning Permission

Dave,

Please see attached an air report. Can you confirm that this was sent to planning?

I have spoken to the odour guy and he is going to call Gary at planning and discuss the matter with him, as he states that he cannot determine odour from surrounding units and that this is not usually required!

Has planning confirmed that the noise condition is now discharged?

Regards,

Beccy

Rebecca Elliott
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