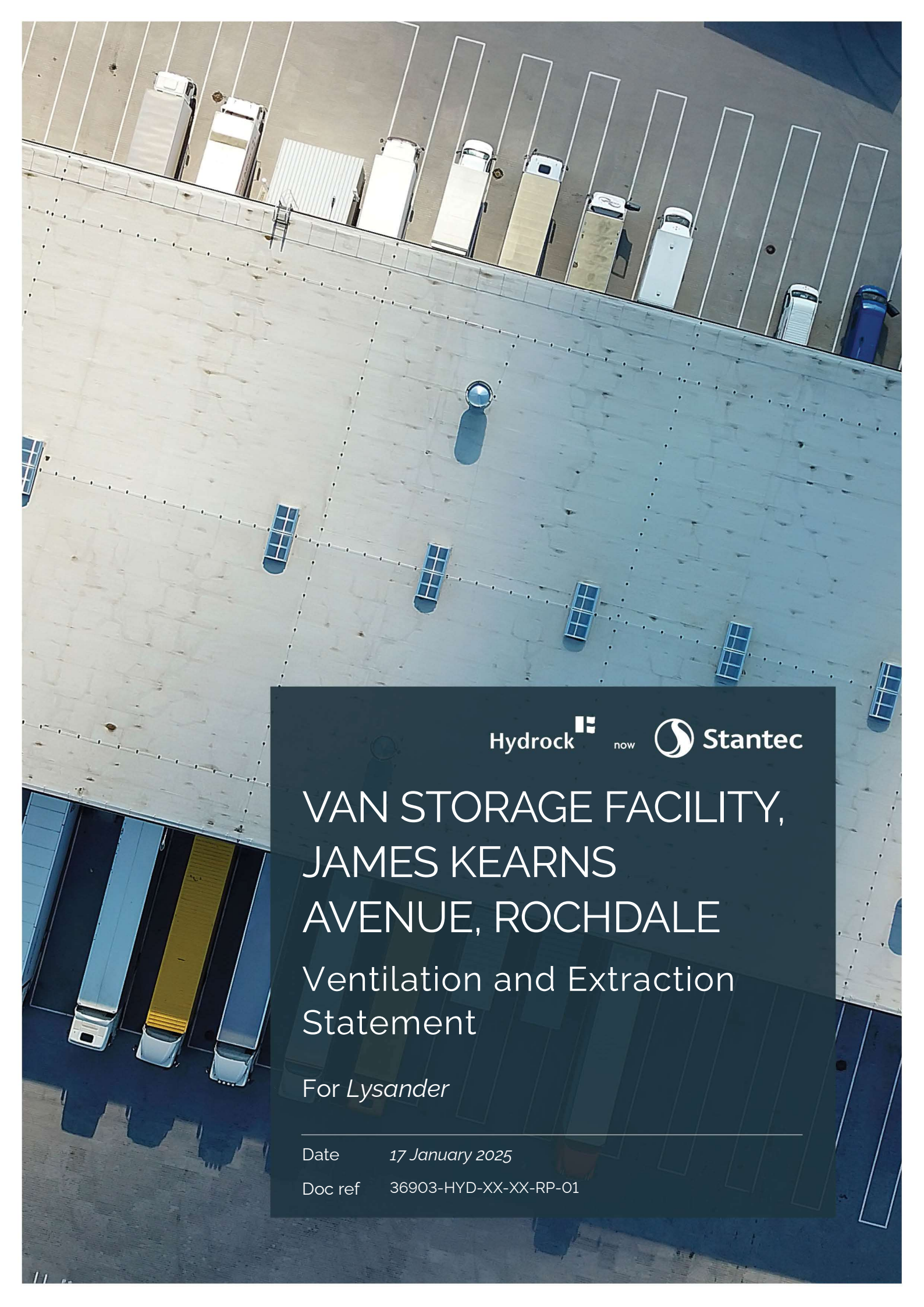




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VAN STORAGE FACILITY, JAMES KEARNS AVENUE, ROCHDALE

Ventilation and Extraction Statement

For *Lysander*

Date 17 January 2025

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1. Introduction

This Ventilation Statement has been prepared by Hydrock to support the application for the approval of a full planning application in relation to the site at, Plot J2, Kingsway Business Park, James Kearns Avenue, Rochdale, OL16 4NR.

Elevation alterations to include the installation of louvres and installation of ancillary infrastructure for staff welfare, maintenance, security and site operations (including details of sprinkler tank and pump house, amendments to retaining wall and installation of metal grid ramp) and amendments to lighting.

The report provides a brief overview of the proposed ventilation strategy and plant arrangement being advanced by the design team.

2. Ventilation Statement

The proposed development will require a vehicle extract ventilation system to comply with the requirements of approved document Part F and to maintain safe levels of CO. As a secondary mode of operation, the fans will be fire rated to allow for smoke extract via operation by the fire brigade.

It is anticipated that the following ventilation systems will be required:

- 1) Axial Fans mounted internally on the Western elevation with associated louvres at high level
- 2) Jet/Impulse fans suspended internally within the warehouse at high level

The fans are not expected to run during ordinary day to day operation of the facility. No attenuation has been included due to the internal location of the fans and limited operation.

There is no commercial kitchen within the development and no odour nuisance will be experienced by neighbouring premises.

All systems will conform to and meet the requirements of the appropriate regulatory authorities (including Environmental Health and Building Regulations)

3. Conclusion

This report has identified the anticipated requirements for ventilation and extraction systems.

The constraints of the site in terms of proposed building layout and orientation have been considered, along with adjacent site boundaries and existing neighbouring properties.