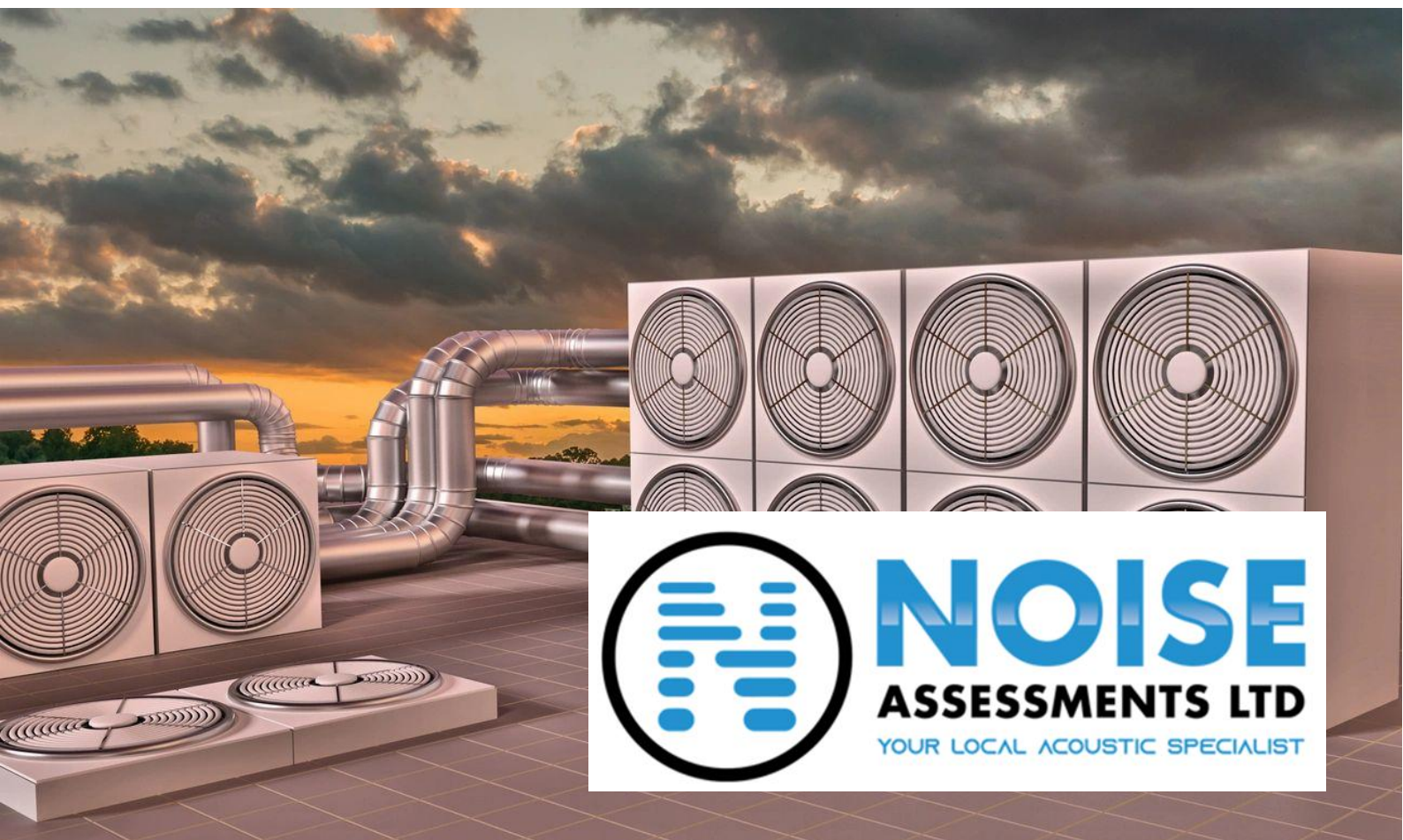


ODOUR IMPACT ASSESSMENT

Guidance on the assessment of odour for planning,
July 2018

**Proposed Residential
Development**

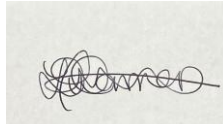


NOISE
ASSESSMENTS LTD
YOUR LOCAL ACOUSTIC SPECIALIST

REPORT DETAILS

Report Title	Odour Assessment: Conversion of the first/second floor above commercial Takeaway to create 2x new residential apartments
Site Address	289A Oldham Rd, Middleton, Manchester, M24 2DW
Project No.	NALPRO250425.01b
Consultant Contact	jonathan@noiseassessments.co.uk

QUALITY ASSURANCE

Issue No.	Status	Issue Date	Comments	Author	Approved
1	Final	15/05/25	-		
				J Mape BSc (Hons) PgDip Consultant	D Warren Director

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Noise Assessments Limited – Companies House Registered No. 12207511

Contents

Assessment Summary	1
1. Proposal	2
2. Existing Context.....	2
3. Policy and Guidance.....	2
4. Nearest Sensitive Receptor Locations.....	5
5. Odour Assessment	5
6. Baseline	11
7. Sniff Test Sampling Procedure	12
8. Site Survey.....	14
9. Odour Impact Assessment	16
10. Summary	18

Assessment Summary

Noise Assessments Ltd was commissioned by with a proposed new change of use development at 289A Oldham Rd, Middleton, Manchester, M24 2DW to assess the impact of a nearby takeaway (8m away) and on proposed residential apartments during the daytime.

The takeaway is currently closed and unoccupied as it is being leased to a new occupier who will use the takeaway as a burger bar. The odour survey is based on similar assessments for a burger bar.

Planning permission is being sort and following consultations, an odour assessment has been requested to demonstrate current odour from the nearby takeaway does not impact future residents in the new dwellings.

Odour emissions associated with the operation of the takeaway have the potential to cause impacts at sensitive locations. An Odour Assessment was therefore undertaken to consider effects in the vicinity of the site.

The risk of potential impact was assessed using a standard industry method. This involved consideration of several factors relating to the nearby takeaway, including the scale and nature of the potential emissions, location of the proposed receptors, and the prevailing meteorological conditions.

The results of the assessment indicated the predicted effect significance was slight at the proposed sensitive receptor location.

Following review of the relevant factors, overall effects because of emissions from the nearby takeaway are predicted to be slight. As such, potential odour issues are not considered to represent a constraint to planning consent for the proposals.

1. Proposal

- 1.1 Noise Assessments Ltd was commissioned by with a proposed new change of use development at 289A Oldham Rd, Middleton, Manchester, M24 2DW to assess the impact of a nearby takeaway (8m away) on proposed residential apartments during the daytime.
- 1.2 The takeaway is currently closed and unoccupied as it is being leased to a new occupier who will use the takeaway as a burger bar. The odour survey is based on similar assessments for a burger bar.
- 1.3 Planning permission is being sort and following consultations, an odour assessment has been requested to demonstrate current odour from the nearby takeaway does not impact future residents in the new dwellings.
- 1.4 Odour emissions associated with the operation of the takeaway have the potential to cause impacts at sensitive locations. An Odour Assessment was therefore undertaken to consider effects in the vicinity of the site.
- 1.5 The environmental health department of the local planning authority will raise concerns of odour emissions from the nearby takeaway on proposed sensitive residential property during the daytime.

2. Existing Context

- 2.1 The site) is part of a commercial building located along a high street with two-way traffic for vehicles. The site is surrounded by a community of residential properties commercial units.

3. Policy and Guidance

Odour Technical Guidance

- 3.1 Guidance on the Assessment of Odour for Planning, Version 1.1 Institute of Air Quality Management (IAQM), 2018. The IAQM published the 'Guidance on the Assessment of Odour for Planning' document in July 2018. This guidance specifically deals with assessing odour impacts for planning purposes, namely potential effects on amenity.
- 3.2 The magnitude of odour impact depends on a number of factors and the potential for adverse impacts varies due to the subjective nature of odour perception. The FIDOL acronym is a useful reminder of the factors that can be used to help determine the degree of odour pollution:
 - Frequency of detection - frequent odour incidents are more likely to result in adverse impacts;
 - Intensity as perceived - intense odour incidents are more likely to result in adverse impacts;
 - Duration of exposure - prolonged exposure is more likely to result in adverse impacts;

- Offensiveness - more offensive odours have a higher risk of resulting in adverse impacts; and,
- Receptor sensitivity - (The type of land use and nature of human activities in the vicinity of an odour source. Tolerance and expectation of the receptor.)

3.3 It is important to note that even infrequent emissions of odours may cause loss of amenity if odours are perceived to be particularly intense or offensive.

3.4 IAQM recommends combining a number of assessment tools for odour studies. Some odour assessment tools are empirical - observing the current odour impacts or effects, by monitoring or by using community assessment techniques. In contrast, other tools make use of a “model” – a simplified version of the real situation – to predict what the impact might be. All odour assessment tools, whether models or empirical observations have a degree of uncertainty associated with their estimates of impact.

3.5 The multi-tool assessment approach is summarised below by IAQM:

- Observational /Empirical: Monitoring (e.g. sniff tests) can give a measure of odour at specific locations under the conditions prevailing at the times and days of the sampling, but cannot cover all receptor locations under every meteorological condition over a typical year.
- Predictive: Qualitative, semi qualitative and modelling can assist with predicting the impact from and to a proposal. Qualitative assessments are risk-based assessments using source-pathway receptor concepts. Semi-quantitative assessments are screening models for new proposals and dispersion modelling provides spatial and temporal coverage and the reasonableness of the estimates from the model can be compared with the observed (i.e. monitored) levels.

3.6 For the purpose of this assessment an observational method (Sniff Test) and a predictive method (Risk based assessments using Source- Pathway-Receptor concept) was used. The qualitative risk-based assessment was used to identify the need for further consideration to carry out detailed dispersion modelling. Both these approaches are explained below.

Predictive Assessment Using Qualitative Risk-Based Approach

3.7 IAQM guidance is limited to assessing the effect of odour on amenity and not on human health. For exposure to odour to occur, there must be an emission source to the atmosphere, a pathway for the odour to travel and a receptor that could experience adverse effects. Therefore, the IAQM guidance is based upon Defra’s Green Leaves guidance which presents the Source-Pathway-Receptor (S-P-R) concept. The S-P-R concept presents the hypothetical relationship between the source (S) of the odour, the pathway (P) by which exposure might occur, and the receptor (R) that could be adversely affected.

- 3.8 An example framework for conducting odour assessments is laid out in Appendix A of IAQM guidance and has been followed for this assessment.
- 3.9 It is recognised that in order to assess the magnitude of odour effects from a site it is necessary to estimate the odour generating potential of the site activity. The source odour potential takes into account the scale of the odour release (magnitude), how inherently odorous the emission is and the relative pleasantness/unpleasantness of the odour (its hedonic tone). Using Table A1 (Appendix A) the source odour potential can be categorised as small, medium or large.
- 3.10 Secondly, the effectiveness of the pollutant pathway for odour through the air versus the dilution/dispersion of the odorous emissions in the atmosphere needs to be estimated. Factors that may increase dilution and/or dispersion of the odour through the pathway will reduce the odour concentration at the receptor, thereby reducing exposure. Factors that need to be considered in this step are presented in Table A1 (Appendix A). The pollutant pathway can be categorised as ineffective, moderately effective or highly effective using Table A1 (Appendix A).
- 3.11 From this, IAQM guidance suggests that the risk of odour exposure (impact) for each receptor may be evaluated by combining the source odour potential and the pathway effectiveness using Table A2 (Appendix A).
- 3.12 IAQM guidance recommends classifying each receptor in terms of its sensitivity. Indicative examples of low, medium and high sensitivity receptors are given in Table A1 (Appendix A) and should be used in combination with professional judgement to assess the sensitivity of receptors to odour.
- 3.13 Justification needs to be given for the selected categorisation of the source odour potential, pathway effectiveness, and receptor sensitivity. This typically involves some degree of quantitative assessment supplemented by the professional judgement of the air quality practitioner.
- 3.14 The likely magnitude of odour effect at specific receptor locations may be determined by combining the risk of odour exposure with the specific receptor sensitivity, as in Table A3 (Appendix A). The likely magnitude of odour effects may be classed as ‘negligible’, ‘slight adverse’, ‘moderate adverse’ or ‘substantial adverse’.
- 3.15 The final step for most assessments is to estimate the overall odour effect on the surrounding area as a result of the site, development or process. This assessment must take into account the different magnitude of effects at different receptors and the total number of receptors that experience these different effects. IAQM guidance recommends the suggested descriptors for the total magnitude of odour effects, as reproduced in Table A3 (Appendix A). IAQM guidance suggests that “where the overall effect is greater than ‘slight adverse’, the effect is likely to be considered significant.”

National Planning Policy

3.16 The revised National Planning Policy Framework⁵ (NPPF) was published in February 2019 and sets out the Government's planning policies for England and how these are expected to be applied.

3.17 The purpose of the planning system is to contribute to the achievement of sustainable development. In order to ensure this, the NPPF recognises three overarching objectives, including the following of relevance to odour:

"c) An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adaption to climate change, including moving to a low carbon economy."

3.18 Chapter 12 of the NPPF details objectives in relation to achieving well-designed place. It states that:

"Planning policies and decisions should ensure that developments

[...]

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesions and resilience."

3.19 The implications of the NPPF have been considered throughout this assessment.

4. Nearest Sensitive Receptor Locations

4.1 The nearest sensitive receptor (NSR) has been identified as the proposed residential apartments within 8 meters east of the takeaway flue.

5. Odour Assessment

Introduction

5.1 The impact of odour emissions to the proposed development has the potential to cause impacts to future residents. The potential risk of adverse effects has therefore been assessed using the IAQM 'Guidance on the Assessment of Odour for Planning v1.1 document, as summarised in the following Sections.

Background

5.2 The basic concept of risk assessment is that the overall risk depends on the probability of an event occurring together with the likely consequences if it was to occur. For odour assessments the probability can be considered as the likelihood of exposure (impact), and the consequence can be considered to be the effect on the receptor if that exposure (impact) took place. These two facets can be summarised by the source pathway-receptor concept.

5.3 Behind the source-pathway-receptor concept, is the fundamental relationship:

$$\text{Effect} \approx \text{Dose} \times \text{Response}$$

5.4 In the specific case of odour assessments, the dose can be considered equivalent to the odour exposure, or impact. This will be determined by FIDO of the FIDOL factors. The effect is the result of the changes on specific receptors (people in the case of odour) taking into account their sensitivities (i.e. responsiveness to odour), the L (location) in FIDOL is to categorise the sensitivity.

5.5 The IAQM guidance states that a qualitative risk-based approach is appropriate for:

- Screening of odour impacts;
- Development proposals likely to have a low risk of adverse effects;
- Situations where there is insufficient information to carry out detailed predictive dispersion modelling;
- Situations where the information has wide uncertainties and its use as input to a detailed predictive dispersion model would be at best a waste of time, money and effort or, worse, would lead to an illusory and false impression of accuracy and precision in the numbers generated; and,
- When the model is not able to properly represent the reality of the situation being assessed, e.g. if the odour effects are likely to be significantly influenced by accidental, unexpected, or unknown releases. In such instances a qualitative estimate may be more appropriate, on the basis that it is better to be broadly correct than precisely wrong.

Risk Assessment Procedure

5.6 The first step in the assessment is to estimate the odour generating potential of the site activities. This is termed the Source Odour Potential, which takes into account three factors:

- The scale (magnitude) of the release from the odour source, taking into account the effectiveness of any odour control or mitigation measures that are already in place. This involves judging the relative size of the release rate after mitigation and taking account of any pattern of release (e.g. intermittency);

- How inherently odorous the compounds are. In some cases it may be known whether the release has a low, medium or high Odour Detection Threshold (ODT). This is the concentration at which an odour becomes detectable to the human nose. In most instances the odours released by a source will be a complex mixture of compounds and the detectability will not be known. However, for some industrial processes the odour will be due to one or a small number of known compounds and the detection thresholds will be a good indication of whether the release is highly odorous or mildly odorous; and,
- The relative pleasantness/unpleasantness of the odour.

5.7 Using the example risk ranking in Table 1, the Source Odour Potential can be categorised as small, medium or large.

Source Odour Potential	Comments
Large	Magnitude - Larger Environmentally Permitted processes of odorous nature or large Sewage Treatment Works (STWs); materials usage hundreds of thousands of tonnes/m³ per year; area sources of thousands of m². The compounds involved are very odorous (e.g. mercaptans), having very low ODTs where known Unpleasantness - processes classed as "Most offensive" in Environment Agency (EA) Guidance H411; or (where known) compounds/odours having unpleasant (-2) to very unpleasant (-4) hedonic score Mitigation/control - open air operation with no containment, reliance solely on good management techniques and best practice
Medium	Magnitude - smaller Environmentally Permitted processes or small STWs; materials usage thousands of tonnes/m³ per year; area sources of hundreds of m². The compounds involved are moderately odorous Unpleasantness - processes classed in EA Guidance H4 as "Moderately offensive"; or (where known) odours having neutral (0) to unpleasant (-2) hedonic score Mitigation/control - some mitigation measures in place, but significant residual odour remains
Small	Magnitude - falls below Environmental Permit Part B threshold; materials usage hundreds of tonnes/m³ per year; area sources of tens m². The compounds involved are only mildly odorous, having relatively high ODTs where known

	Unpleasantness - processes classed as "Less offensive" in EA Guidance H4; or (where known) compounds/odours having neutral (0) to very pleasant (+4) hedonic score Mitigation/control - effective, tangible mitigation measures in place leading to little or no residual odour
--	---

Table 1 Source Odour Potential

5.8 The next step is to estimate the effectiveness of the pollutant pathway as the transport mechanism for odour through the air to the receptor, versus the dilution/dispersion in the atmosphere. Any factor that increases dilution and dispersion of the plume as it travels from source to receptor will reduce the concentration at the end point, and hence reduce exposure. Important factors for consideration are:

- The distance between sensitive receptors and the odour source;
- Whether receptors are downwind with respect to the prevailing wind direction. Odour episodes often tend to occur during stable atmospheric conditions with low wind speed, which gives poor dispersion and dilution. Receptors close to the source in all directions can be affected under these conditions. When circumstances are not calm, it will be the downwind receptors that are affected. As such, receptors that are downwind with respect to the prevailing wind direction tend to be at higher risk of odour impact;
- The effectiveness of the point of release in promoting good dispersion e.g. releasing emissions from a high stack will increase the pathway, dilution and dispersion; and,
- The topography and terrain between the source and receptor. The presence of topographical features such as hills and valleys, or urban terrain features such as buildings, can affect air flow and therefore increase, or inhibit, dispersion and dilution

5.9 Using the example risk ranking in Table 2, the pollutant pathway from source to receptor can be categorised as ineffective, moderately effective, or highly effective.

Pathway Effectiveness	Comments
Highly effective	Distance - receptor is adjacent to the source/site; distance well below any official set-back distances Direction - high frequency (%) of winds from source to receptor, or, qualitatively, receptors downwind of source with respect to prevailing wind Effectiveness of dispersion/dilution - open processes with low-level releases, e.g. lagoons, uncovered effluent treatment plant, landfilling of putrescible wastes

Moderately effective	Distance - receptor is local to the source Where mitigation relies on dispersion/dilution - releases are elevated, but compromised by building effects
ineffective	Distance - receptor is remote from the source; distance exceeds any official set-back distances Direction - low frequency (%) of winds from source to receptor, or, qualitatively, receptors upwind of source with respect to prevailing wind Where mitigation relies on dispersion/dilution - releases are from high level (e.g. stacks, or roof vents greater than 3m above ridge height) and are not compromised by surrounding buildings

Table 2 Pathway Effectiveness

5.10 The sensitivity of the receiving receptor is defined based on the criteria shown in Table 3.

Sensitivity	Description
High	Surrounding land where: • Users can reasonably expect enjoyment of a high level of amenity; and, • People would reasonably be expected to be present here continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land Examples may include residential dwellings, hospitals, schools/education and tourist/cultural
Medium	Surrounding land where: • Users would expect to enjoy a reasonable level of amenity, but would not reasonably expect to enjoy the same level of amenity as in their home; or, • People would not reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land Examples may include places of work, commercial/retail premises and playing/recreation fields
Low	Surrounding land where: • The enjoyment of amenity would not reasonably be expected; or, • There is transient exposure, where the people would reasonably be expected to present only for limited periods of time as part of the normal pattern of use of the land

	Examples may include industrial use, farms, footpaths and roads
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Table 3 Receptor Sensitivity

5.11 The estimates of Source Odour Potential and Pathway Effectiveness are considered together to predict the risk of odour exposure (impact) at the receptor location, as shown by the matrix in Table 4.

Pathway Effectiveness	Source Odour Potential		
	Small	Medium	Large
Highly effective	Low	Medium	High
Moderately effective	Negligible	Low	Medium
Ineffective	Negligible	Negligible	Low

Table 4 Risk of Odour Exposure

5.12 The final step is to determine the significance of odour effect at the specified receptor location through the interaction between sensitivity and risk, as outlined in Table 5.

Risk of Odour Exposure	Receptor Sensitivity		
	Low	Medium	High
High	Slight	Moderate	Substantial
Medium	Negligible	Slight	Moderate
Low	Negligible	Negligible	Slight
Negligible	Negligible	Negligible	Negligible

Table 5 Significance of Odour Effect

5.13 The IAQM guidance states that an assessment must reach a conclusion on the likely significance of the predicted impact. Where the overall effect is **moderate** or **substantial**, the effect is likely to be considered **significant**, whilst if the effect is **slight** or **negligible**, the impact is likely to be considered **not significant**. It should be noted that this is a binary judgement of either it is **significant**, or it is **not significant**.

5.14 The IAQM guidance recognises that assessment of odour requires some degree of professional judgement. Qualitative methodologies such as those utilised within this report provide guidance for assessing potential impacts. However, professional judgement should be exercised in order to take account of the specific details which are unique to each development. This has been considered as necessary throughout the assessment.

6. Baseline

Introduction

- 6.1 Existing conditions in the vicinity of the site were identified in order to provide a baseline for assessment. These are detailed in the following Sections.

Site Description

- 6.2 The proposed site is surrounded by a mixture of commercial residential properties. The proposed site will be residential, with the takeaway on the ground floor.

Odour Sources

- 6.3 Odour sources associated with the takeaway were identified based on information provided by previous research. These are summarised in Table 6.

Source	Source Description	Emission Characteristics
Burger bar takeaway	Residual odours released	vertical residual discharge to atmosphere

Table 6 Odour Sources

Sensitive Receptors

- 6.4 The identified proposed receptors and associated sensitivity are summarised in Table 7.
- 6.5 It should be noted that the distances specified in Table 7 were measured from the closest point of the development boundary to provide worst-case assessment of the separation between potential sources and sensitive receptor locations.

Proposed Receptor	Sensitivity	Distance from Boundary (m)
Proposed location	High	8

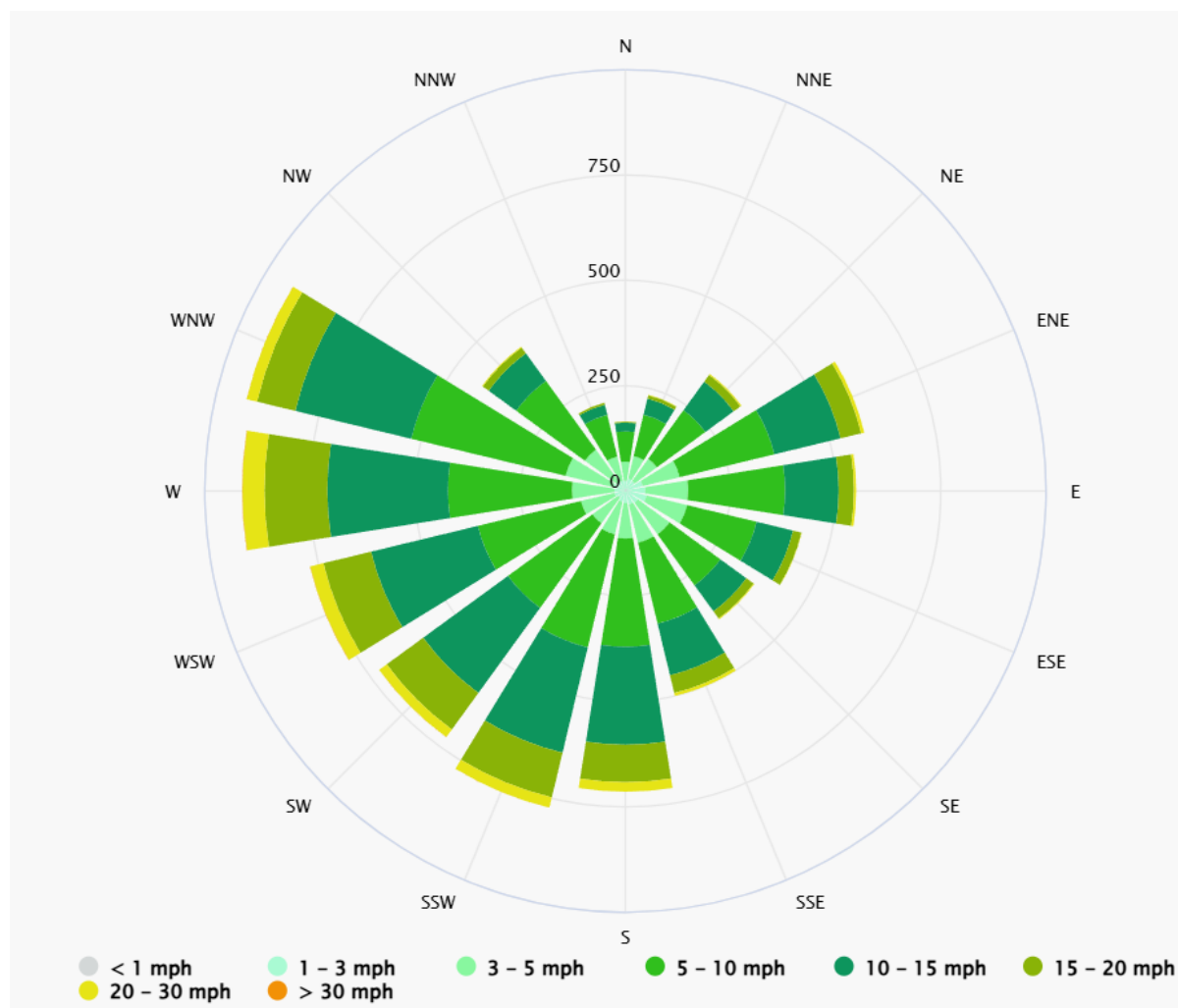
Table 7 Sensitive Receptor Locations

Meteorological Conditions

- 6.6 The potential for odour to impact at sensitive locations depends significantly on the meteorology, particularly wind direction, during emissions. In order to consider prevailing conditions at the site review of historical weather data was undertaken. It is considered that conditions are likely to be reasonably similar over a distance of this magnitude and the information is a suitable source of data for an assessment of this nature.

6.7 Meteorological data was obtained over the period 1st January 2016 to 31st December 2024 (inclusive). This is summarised in Figure 1.

Figure 1 Middleton Wind Rose



6.8 The wind rose for Middleton shows how many hours per year the wind blows from the indicated direction. Example SW: Wind is blowing from South-West (SW) to North-East (NE). Winds from the north and east are relatively infrequent, which is indicative of conditions throughout most of the UK.

7. Sniff Test Sampling Procedure

7.1 The sensory test is carried out at each test location over a standard observation time, typically over 5 minutes. Testing is carried out from locations affected by the least-intense odours, to avoid olfactory fatigue. For each test location, the start time of the observation period and the attributes of the odour over the observation period are recorded as follows:

- i) The assessor breathes normally, inhaling ambient air samples through the nose at regular intervals (approximately every 10 seconds, to give 30 samples over typically a 5-

minute observation period). However, where the odour levels are either constant or intense then the odour assessor should avoid olfactory fatigue/desensitisation by alternating each sample sniff of ambient air with a sniff of odour-free air from an orin-nasal face mask fitted with carbon filters.

- ii) For each sample, the odour intensity (VDI scale, 0-6) is recorded.
- iii) At the end of the observation period at the test location, the odour unpleasantness is noted down by classifying it as unpleasant, neutral (neither pleasant nor unpleasant) or pleasant. This assumes that at least some of the 30 samples were of intensity 3 or more (“i.e. the odour is at least “barely recognisable”).
- iv) The odour descriptor note: Odours can be objectively described using standardised categories and reference vocabulary. It is useful to provide odour assessors with standard descriptor terms, which are organised with similar terms in categories and groups either as a list or as an “odour wheel”
- v) Next the pervasiveness/extent of the odour at this test location is assessed. This can be calculated as the percentage odour time, $t_{\geq 4}$, which is the number of samples where odour was recognisable divided by the total number of samples (i.e. 30). Note that “recognisable odour” is where the odour strength exceeds the recognition threshold and is definitely recognisable by the assessor, i.e. the assessor is capable of definitely identifying its quality/character, which corresponds to VDI intensity of 4 or more.
- vi) The average odour intensity, I_{mean} , over the test period is calculated and the maximum intensity observed is noted.

7.2 The above procedure is then repeated at the next test location, remembering that the character of an odour mixture can change over distance, as the particular components may become diluted below their individual detection thresholds at different distances. A record is kept of the meteorological conditions at the time of testing (including wind strength and direction, atmospheric stability category, barometric pressure, rainfall, temperature and humidity), together with information relating to the operations and activities being undertaken on-site and in the surrounding area. The odour intensity scale that is used for this assessment and the matrix to assess the odour exposure (neutral and unpleasant odours) at time and place of sampling is presented in tables 1 and 2 respectively.

Table 8 Odour intensity Scale

Odour Strength	Intensity Level	Comments
No odour/not perceptible	0	No odour when compared to clean site
Slight/very weak	1	There is probably some doubt as to whether the odour is actually present.

Slight/week	2	The odour is present but cannot be described using precise words or terms.
Distinct	3	The odour character is barely recognisable.
Strong	4	The odour character is easily recognisable.
Very Strong	5	The odour is offensive. Exposure at this level would be considered undesirable.
Extremely Strong	6	The odour is offensive. An instinctive reaction would be to mitigate against further exposure.

Table 9 Matrix to assess the odour exposure (neutral and unpleasant odours) at time and place of sampling.

		Percentage Odour Time (t4) During the Test				
		10%	11-20%	21-30%	31-40%	More than 41%
Average Intensity (Imean)	6	Large	Very Large	Very Large	Very Large	Very Large
	5	Medium	Large	Large	Very Large	Very Large
	4	Small	Medium	Medium	Large	Large
	3	Small	Medium	Medium	Medium	Medium
	2	Small	Small	Medium	Medium	Medium
	1	Small	Small	Small	N/A	N/A

8. Site Survey

8.1 Site Survey was carried out on 26th April 2025 around 5pm. Sniff tests (following the procedures in Section 3 of this report) were carried out at the proposed site, which was at around 10 m from the takeaway and restaurant flue extraction. Given the takeaway is not in operation, this detail is for information to how the test would be carried out. The results have been presented below.

Table 10 Sniff Test at M1 (carried out on 28th April 2025, 17:00)

Location 1							
Sample No.	Odour Intensity	Sample No.	Odour Intensity	Sample No.	Odour Intensity	Sample No.	Odour Intensity
1	3	10	3	19	2	28	3
2	2	11	3	20	3	29	3
3	2	12	3	21	4	30	3
4	3	13	2				
5	3	14	2				
6	3	15	4				
7	3	16	2				
8	3	17	2				
9	3	18	3			I Mean	3

8.2 Measurements and site location are shown in figure 1 below:



Figure 1: Site & Measurement Location

Measurement location M1

 Approximate Site location

Average Intensity: **Medium**

Percentage odour time: **31-40%**

9. Odour Impact Assessment

9.1 Emissions associated with the proposed development have the potential to cause impacts at sensitive location. The risk associated with the proposals was therefore assessed at the proposed receptor location in accordance with the IAQM methodology.

9.2 The first step was to classify the Source Odour Potential for development. This is summarised in Table 11.

Source	Source Odour Potential	Justification
Burger bar takeaway	Large	odour will be discharged directly to atmosphere with wind generally blowing odour away from the proposed property.

Table11 Source Odour Potential

9.3 The pathway effectiveness was subsequently defined for the receptor based on the distance from the development boundary and the prevailing wind direction in relation to the site. This is summarised in Table 12.

Proposed Receptor	Odour Sources	Pathway Effectiveness	
Proposed location	As detailed in Table 6	Ineffective	The receptors are located approximately 8m from the extraction flue. Low frequency of winds blowing from the sources to the proposed receptor. Infrequent, residual odour release.

Table 12 Pathway Effectiveness

9.4 The information in Table 12 was used with the land use sensitivity identified within Table 7 to assess the risk and effect significance at the proposed location. This is summarised in Table 13.

It should be noted that the overall effect significance for the receptor was determined using a source odour potential of 'medium' in all cases.

Proposed Receptor	Odour Sources	Pathway Effectiveness	Exposure Risk	Sensitivity	Effect Significance
Proposed location	Ineffective	Moderately effective	Low	High	Slight

Table 13 Risk Assessment

- 9.5 As shown in Table 13, the odour effect significance was predicted to be slight at the proposed receptor location.

10. Summary

- 10.1 Noise Assessments Ltd was commissioned by with a proposed new change of use development at 289A Oldham Rd, Middleton, Manchester, M24 2DW to assess the impact of a nearby takeaway (8m away) and on proposed residential apartments during the daytime.
- 10.2 The takeaway is currently closed and unoccupied as it is being leased to a new occupier who will use the takeaway as a burger bar. The odour survey is based on similar assessments for a burger bar.
- 10.3 Planning permission is being sort and following consultations, an odour assessment has been requested to demonstrate current odour from the nearby takeaway does not impact future residents in the new dwellings.
- 10.4 Odour emissions associated with the operation of the takeaway have the potential to cause impacts at sensitive locations. An Odour Assessment was therefore undertaken to consider effects in the vicinity of the site.
- 10.5 The risk of potential impact was assessed using a standard industry method. This involved consideration of several factors relating to the nearby takeaway, including the scale and nature of the potential emissions, location of the proposed receptors, and the prevailing meteorological conditions.
- 10.6 The results of the assessment indicated the predicted effect significance was slight at the proposed sensitive receptor location.
- 10.7 Following review of the relevant factors, overall effects because of emissions from the nearby takeaway are predicted to be slight. As such, potential odour issues are not considered to represent a constraint to planning consent for the proposals.

ABOUT US

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