

<b>Application Ref.</b>	PA/2025/0330 – C-1962145
<b>Location</b>	Unit 6 Salisbury House St Stephen Street SALFORD M3 6AX
<b>Proposal</b>	Change of use to a hot food take away (sui generis)
<b>Consultee</b>	Salford Environment Officer (DM)
<b>Date</b>	03/07/2025

Thank you for consulting me on planning application

**Documents Reviewed:**

1. Extraction System Details, CK Direct Duct & Maintenance Lts

**Air Quality**

The proposed development is not within the Greater Manchester Air Quality Management Area. The scale and nature of the development is not likely to have a significant impact on traffic. As such I have no objections to the development on Air Quality Grounds.

**Noise & Odour - OBJECTION**

Noise and cooking odours can have a significant adverse impact on health, quality of life and amenity enjoyed by individuals and communities. Noise and odour is a material planning consideration as outlined in policy PH1 of the Salford City Council Local Plan, and the National Planning Policy framework

The proposed development is located in a terrace of retail units including hairdressers, barbers, a general store and a Chinese restaurant / takeaway. Directly above the retail units (including the application site) are residential flats.

With respect to noise, there is potential for internal noise to transmit between the HFTA use and the flat above, noise from the extract equipment to impact nearby residential uses and finally noise from patrons arriving and leaving (including home delivery contractors).

The submitted noise document [one above] contains no information with respect to the above.

In terms of internal noise transmission, the units were purpose built and designed to have a commercial use on the ground floor and residential use above. As such it is assumed that noise insulation was incorporated into the design.

With respect to patrons the main control would be through hours of opening. It is noted the applicant wishes to open until 2300 hours Monday to Friday and 2330 hours Saturdays and Sundays including public holidays.

A check of nearby premises on Google shows the general store is open Until 2200 hours on all days, And the Chinese restaurant opens 2000 hours at the latest. As such the proposed hours would be significantly different in the area.

I am mindful of the saved SPD (Salford City Council Hot food takeaway) Suggests opening hours in a residential area should be restricted to 2200 hours Monday to Saturday with no opening on Sundays. Being mindful of the contacts of the application site I would consider reasonable opening hours would be too much the general store and allow opening until 2200 on all days.

With respect to odours, the submitted extraction system details (1 above) are not considered sufficient to represent a suitable cooking odour risk assessment. In addition, the submitted drawings show a low level extract on the front facade directly beneath the canopy roof. It is my view this will prevent adequate dispersion of cooking odours.

There are also insufficient details with respect to filtration to determine whether a low level outlet will provide suitable mitigation. It should be noted Any high level flu system may in itself require planning approval.

As such, at this time I **OBJECT** to the application on the grounds that cooking odours are likely to give rise to a significant adverse impact on health, amenity and quality of life for nearby sensitive receptors.

#### **Overcoming the above objection:**

A suitable odour extract system is likely to require a high level of odour abatement (such as activated carbon filtration and / or electrostatic precipitators) combined with a high-level extract flu. The latter may not be considered acceptable in planning terms.

However, should the applicant wish to explore these options then I recommend they engage a suitably qualified noise and odour consultant.

The applicant would need to submit full details of any proposed extract ventilation scheme including equipment and a flue to control the emission of fumes and smell from the premises.

The scheme would need to incorporate acoustic treatment to ensure that the rating level (dB  $L_{Ar,Tr}$ ) from all plant associated with the development, when operating simultaneously, shall not exceed the typical background noise level ( $L_{A90,T}$ ) by more than -5 dB at any time when measured at the boundary of the nearest noise sensitive premises.

Noise measurements and assessments shall be carried out according to BS4142:2014+A1:2019 (Methods for rating and assessing industrial and commercial sound). 'T' refers to any 1 hour period between 07.00hrs and 23.00hrs and any 15-minute period between 23.00hrs and 07.00hrs.

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The scheme shall also include odour filtration designed in accordance with a suitable cooking odour risk assessment (such as the DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, 2005). Operational and maintenance requirements shall be included in the scheme.

#### **Land Contamination**

I have no objection to the application on the grounds of land contamination.

Should you require any further information please do not hesitate to contact me.

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