

Odour Control Statement - Frank's Burger Shop, Bury

1. Proposed Extract Ventilation System

The development will incorporate a commercial kitchen extract system designed to effectively manage cooking fumes and minimise odour impact on surrounding uses. The extract flue will terminate at eaves level at the rear of the building, away from public-facing elevations and neighbouring properties, allowing for appropriate dispersal of emissions in open air.

2. Odour Mitigation Approach

The proposed system design follows the principles outlined in DEFRA and EMAQ+ guidance on odour control for commercial kitchens. Given the relatively modest scale of the takeaway, the nature of the menu (predominantly burgers and grilled items), and the flue's termination point at eaves level, the likelihood of odour nuisance is low.

Importantly, the premises are located adjacent to a public house which also serves hot food and operates a similar eaves-level ventilation strategy. This establishes a local precedent for such an approach and demonstrates that this method can function effectively without causing significant odour concerns.

Additionally, the site is situated on Bolton Road West, a busy main road with consistent traffic flow and associated ambient background noise and odours. This environmental context further reduces the relative impact of cooking emissions from the proposed use.

Given these mitigating factors — neighbouring food premises with comparable systems and the site's position on a busy arterial route — the proposed extract arrangement is both appropriate and proportionate. Additional odour abatement measures are neither necessary nor justified in this context.

3. Conclusion

The extract system has been carefully designed to provide effective odour control, proportionate to the scale and nature of the operation. The eaves-level discharge point is considered appropriate in this context, especially given the similar neighbouring use and the site's location on a busy main road. We respectfully submit that no further odour control measures are required, and request that no planning condition be imposed requiring the installation of additional odour abatement equipment.