

# PETER WONNACOTT - Planning

Planning and Development Advisor

Launceston Leisure Centre - Odour Impact Assessment - PA24/01134

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Odour Impact Assessment - When required:

- Odour generating activities in the vicinity of existing odour-sensitive developments – residential, schools and hospitals.

The nearest odour sensitive developments are over 100m away from the proposal site.

- Mixed use applications comprising both odour generating and odour sensitive uses.

Not applicable

- Odour sensitive uses in the vicinity of existing odour-generating uses e.g., industrial/commercial, farms, sewage treatment works etc.

Not applicable

- Proposals for food and drink, pub or drinking establishment, hot food takeaway and general industrial uses.

Proposal includes a café – which will sell hot and cold drinks and limited hot food for consumption on the premises

- Waste operations What is required:

Not applicable

- Details of mitigation methods for all odour-producing development.

The scale of odour producing development in the proposal and the distance from sensitive uses is considered insignificant in potential to produce any odours that will be noticeable

- Odour Impact Assessment- from full quantitative assessment to basic qualitative odour impact assessment, dependent on source, pathway and receiver.

Not applicable

- Supporting Odour Management Plan – from comprehensive to basic, dependent on risk

Not applicable – given type and scale of development

- For residential development the assessment should incorporate details of good design to address odour impacts from neighbouring development.

Not applicable

## Summary

The scale and type of development proposed and the context of it being to serve the adjoining leisure development indicate that an odour impact assessment is not required.

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