

# Industrial odour affecting proposed housing

Ediston Properties made application for outline planning permission to the City of Edinburgh Council to develop former industrial land for housing. A previous application was refused, partly because Environmental Health had "serious concerns" about odour from a nearby plastics factory.

The industrial plant on the southwest boundary of the development site manufactures engineering plastics from acrylonitrile butadiene styrene (ABS) using resins manufactured off-site. Odour from the process can be detected at the site boundary and there are several vents and ducts which discharge process fumes. Ediston was unable to obtain information from the process operator to confirm the likely process emissions from the plant.

The Airshed conducted an odour impact assessment, for the scheme, to assess the area of land that may be affected by odour.

Odour was predicted using ADMS 4.0.3, an advanced dispersion model. A detailed model sensitivity analysis was conducted to take account of a wide range of conditions, and to identify and adopt realistic worst case conditions based on pessimistic emission rates.

The assessment indicated that a small part of the development site was likely to be unsuitable for housing, based on the pessimistic process assumptions. The worst case predicted odour impact was taken into account in the final site layout for the planning application.

The City of Edinburgh Council accepted the findings of the report. The Environmental Health Department agreed that odour would not be reason for refusing planning permission for housing, provided subsequent validation monitoring was conducted at the detailed planning stage.



