

Subject: FW: 26/00137/DEMCON - Glen Dimplex

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Sent: 16 April 2026 15:03

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On the odour assessment (for hydrocarbons) this would only be needed once remediation starts.

However, our standard approach to monitoring and control for our Environmental Permits would also apply to odorous materials encountered during demolition and is as follows:

Odour Monitoring & Control

Nuisance or annoyance odour associated with hydrocarbons is only likely to be an issue during the remediation works as the demolition activities are not likely to expose large areas of contaminated soil at the surface and no tanks or other containers of odorous hydrocarbons have been identified at the surface.

The generation of VOC vapour concentrations more than Occupation Health Limits (in areas where workers are present), or Indoor Air Criteria, is not considered likely given the source concentrations and dilution that will occur. Odour thresholds for the substances under consideration are significantly lower than the Environmental and Occupational Exposure Limits, however for some hydrocarbons such as naphthalene for example the odour threshold is between 0.084ppm (440 ug m³)^[1] is very low.

It is possible that odour impacts will be detected at receptors that are not associated with health risks, but could cause concern or nuisance. The monitoring of ambient odours will be carried out by the site manager at daily during the demolition at the same locations utilised for dust and noise monitoring. The site manager will assign a score between 1 and 5 of the strength of any odour and the same ranking score for its offensiveness, the scores will be multiplied and a score over 15 will prompt further assessment and action to manage the emissions prompted by strong/offensive odour discernible at the site boundary with neighbouring residential properties/school. If necessary, formal odour monitoring is to be carried out independently. All monitoring is to be recorded and copies held on site within the relevant register of the Construction Phase Plan.

Measures to control odours are through working practices, most effectively by reducing the exposed surface area of odorous materials. In practice this entails limiting the size of areas of disturbance open at any one time and using the smallest plant available that can still efficiently carry out any excavations. Odour emissions following transfer of materials to quarantine areas for disposal or treatment can be reduced through forming stockpiles with a smaller surface area to volume ratio (tall, wide and steeply battered) and rapid sealing of temporary stockpiles. If individual stockpiles / windrows are found to be particularly odorous then these can be sheeted.

The other means of managing odour emissions is to consider the migration of odours towards sensitive receptors and the location of activities relative to the wind direction and site boundaries. Activities with the potential for the highest emissions can be sited as far as possible from the site boundary within the designated areas. Careful monitoring of forecast and ambient wind strength and direction and selecting times when the prevailing wind direction is away from the closer boundary receptors to carry out activities such as loading, transfer and deposition. Typically, odour emissions decrease very rapidly once disturbance of materials ceases.

During the works, if any nuisance or annoyance odour cannot be controlled with existing methods, all works associated with the odour source are to cease, and the Urban Regen Ltd. Environmental Manager/Consultant informed immediately.

Regards

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[\[1\]\[1\]](#) CLAiRE Category 4 Screening Levels: Naphthalene 2024