



HGY/2025/2675 - SEGRO Park, Tottenham - Condition 3

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Date Tue 13/10/2026 10:18
To Pollution <Pollution@haringey.gov.uk>
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1 attachment (13 MB)
Supporting Documents.zip;

Good morning,

I am getting in touch regarding the Odour Assessment prepared by Redmore Environmental Ltd (report reference: 9883r1) in support of the installation of five chimney flues at SEGRO Park, Unit 2, 555 White Hart Lane, Tottenham (planning reference: HGY/2025/2675).

The application was approved with conditions on 17th December 2025. Condition 3 of the planning permission relates to odour control and requires the following:

"The external flue and associated odour control equipment with different filters shall be installed, operated and maintained in accordance with the approved plans and supporting documentation as submitted to the LPA and more detailed specification to be agreed with the Council's Environmental Health service. The equipment shall thereafter be retained and operated whenever cooking is taking place on the premises, with the extraction and filtration system regularly serviced and maintained to ensure its continued effective operation."

The Applicant has provided further technical information regarding the proposed roasting equipment, burners, emission points, odour control system and flue arrangements in order to address the condition. We would be grateful if the Council's Environmental Health Department could review the information and confirm whether the requirements are met or if any additional information is needed in support of discharge.

Each roaster is served by two dedicated flues, with separate discharges for the roasting and cooling processes, while a fifth flue serves the dust collection system. For the purposes of the Odour Assessment and supporting technical information, the roasting exhausts are identified as emission points E1, the cooling exhausts as emission points E2, and the dust collection exhaust as emission point E3.

The emission points are summarised below in Table 1.

Table 1 - Proposed Emission Points		
Emission Point	Process	Description
E1A	RM60 roasting processes	Fumes associated with the roasting process. Roasting fumes pass through a high-efficiency cyclone and are subsequently treated by an afterburner operating at approximately 600 - 700°C
E2A	RM120 roasting processes	
E1B	RM60 cooling/ destoning processes	Cooling and destoning airflow. The airflow passes through a high-efficiency cyclone, with the treated air discharged directly to atmosphere
E2B	RM120 cooling/ destoning processes	
E3	Dust collection system	Exhaust associated with the dust collector serving the cooling/destoning process, with particulate matter identified as the relevant pollutant

The Applicant has confirmed that the following burners will be installed at the site:

- RS25 Riello gas burner (burner code 3910510), installed on the IMF RM60 roasting machine, which is used to roast up to 60 kg of green coffee beans per batch; and
- RS64 Riello gas burner (burner code 3788910), installed on the IMF RM120 roasting machine, which is used to roast up to 120 kg of green coffee beans per batch.

The Riello burners provide the heat required for the coffee roasting process, with the IMF equipment incorporating systems for managing the hot exhaust gases generated during roasting. The relevant burner manuals are attached, providing the technical specifications and installation/ maintenance requirements.

Also attached is the Emission and Air Treatment document, which provides details of the proposed emission points and associated air treatment equipment. In particular, the roasting fumes are passed through a high-efficiency cyclone and then treated by an afterburner operating at approximately 600 - 700°C. The system also incorporates continuous temperature monitoring, with no bypass around the afterburner.

The Applicant has provided the following information regarding the air which is discharged from release point E1A and E2A following treatment by the afterburner:

- RM60: 2,500 m³/h at approximately 600°C, equivalent to approximately 840 Nm³/h when normalised to 20°C; and,
- RM120: 3,200 m³/h at approximately 600°C, equivalent to approximately 1,100 Nm³/h when normalised to 20°C.

A drawing showing the proposed chimney flue arrangements is also attached for review. This identifies the E1 and E2 flues serving the RM60 and RM120 roasters and cooling systems, as well as the E3 flue associated with the dust collection system.

We would be grateful if the above information could be reviewed and the Council's Environmental Health Department could confirm whether the requirements are met or any additional information is required in support of discharge of the condition.

Please let me know if you if you require clarification on any of the above and do not hesitate to call should you wish to discuss further.

Best wishes,

Meg Hall

Senior Air Quality Consultant
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