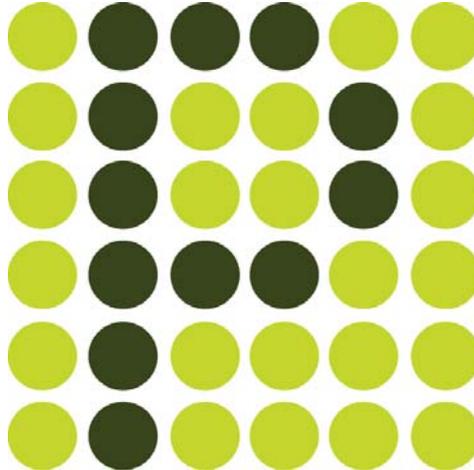


**JOHN POINTON AND SONS LTD**

**CHEDDLETON INDUSTRIAL ESTATE**

PLANNING APPLICATION  
FOR A RENEWABLE ENERGY FACILITY TO PROVIDE  
ELECTRICITY AND HEAT TO EXISTING INDUSTRIAL  
OPERATIONS AT THE WIDER JOHN POINTON'S AND SONS  
SITE INCLUDING RE GRADING OF EXISTING  
EMBANKMENTS

**NON TECHNICAL SUMMARY**



**PREPARED BY:  
DAVID L WALKER LIMITED**

**April 2017**

# **JOHN POINTON & SONS LIMITED**

## **BONES LANE, CHEDDLETON**

PLANNING APPLICATION  
FOR A RENEWABLE ENERGY FACILITY TO PROVIDE  
ELECTRICITY AND HEAT TO EXISTING INDUSTRIAL  
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**APRIL 2017**

**LIST OF CONTENTS**

LIST OF CONTENTS

Preface

Section 1 Introduction

Section 2 Site Operations

Section 3 Key Facts

Section 4 Environmental Assessment

Section 5 Conclusions

<<<<<<>>>>>>

LIST OF PLANS

NTS 1 Location Plan

NTS 2 Site Layout Plan

NTS 3 Photomontages

<<<<<<>>>>>>



## **PREFACE**

This Non Technical Summary accompanies the planning application and environmental statement submitted by John Pointon & Sons Limited for the erection of a renewable energy facility to provide electricity and heat to existing industrial operations including re- grading of existing embankments at the wider John Pointon's And Sons site at Cheddleton, Staffordshire.

The NTS provides sufficient information for individuals to understand the proposals including details of

- the application site;
- the proposed development;
- any significant impacts on the environment; and
- any safeguards being put in place to protect local amenity.

The NTS also includes copies of selected drawings that were reproduced within the ES and also includes details of the technical assessments carried out by the applicant as part of the proposals.



## **SECTION 1 THE PROPOSED DEVELOPMENT**

- 1.1 This planning application submitted by John Pointon & Sons Limited for the erection of a renewable energy facility to provide electricity and heat to existing industrial operations including re-grading of existing embankments at the wider John Pointon's And Sons site at Cheddleton, Staffordshire (the Site).
- 1.2 John Pointon and Sons Limited is one of very few rendering plants in the UK, and also the largest single plant in the country. The operations at the site provide a specialist service for the treatment of food wastes, and by products from the food production industry.
- 1.3 The energy demands for the operations and processes undertaken therein are substantial and currently met by use of fossil fuels and imported electricity.
- 1.4 With a view to minimising the environmental impact of their meat and bone meal rendering operations, to safeguard future employment at the plant and associated supply industries the Company is proposing a waste wood fired Combined Heat & Power (CHP) plant on the Cheddleton site to generate heat, in the form of steam and electricity for use at their site.
- 1.5 The existing site has sufficient space to allow the development of a biomass fired CHP plant and fuel preparation facility at the Eastern edge of the site
- 1.6 The scheme provides sufficient flexibility that full steam demand can be met (at the sacrifice of electricity generation) if one boiler is out of service for any reason. When all three boilers are in operation and steam demand is low the project will also be capable of exporting zero carbon electricity into the local electricity grid.
- 1.7 The site extends to 2.24 hectares in area and is in the confines of the existing and long established Industrial complex. The location of the site is shown on Plan NTS 1 attached.
- 1.8 The facility will be a combined heat and power (CHP) plant which will use prepared recycled wood chippings and waste wood as a fuel to generate electricity and heat The proposal is a renewable energy development and provides a viable alternative for the use of wood chippings and waste wood that may otherwise be treated as a waste material.



## **SECTION 2 SITE OPERATIONS**

- 2.1 The proposed development is essentially for the construction and operation of a renewable energy facility on land within the established Pointins Industrial Operations.
- 2.2 The site is a terrace of cleared land which extends to 2.24 hectares in area and is in the confines of the existing works. The location of the site is shown on Plan NTS 1 attached.
- 2.3 The facility will generate electricity which, when not required for the existing operations could be transferred to the National Grid. The plant will also produce heat in the form of steam which will be made available for use within the existing rendering business as required.
- 2.4 The equipment used within the CHP is of a proven design used extensively throughout Europe. The plant will be sited in a purpose built structure that will be a maximum of 20.5 m high and has three exhaust stacks rising to 35m high from existing ground level. The proposed site layout is shown on Plan NTS 2 attached.
- 2.5 In addition, and as can be seen from plan NTS2, the already cleared site will be subject to further engineering and earth works to provide an access route from the proposed plant to the existing operational areas. All access to the site will be through the existing haul road and entrance.

## **SECTION 3 KEY FACTS**

- Application area – 2.24 hectares.
- Proposed plant Height 20.5m, Stack 35m
- Working Hours – power and heat generation - 24 hours per day seven days per week. Fuel deliveries – In line with existing controls
- Annual Fuel Requirement – c.80,000 tonnes.
- Vehicle Movements – fuel deliveries - 15 per day only

## **SECTION 4 – ENVIRONMENTAL ASSESSMENT**

- 4.1 The proposed development has been designed to balance the protection of the local environment and the amenity of surrounding land users with the delivery of a sustainable project.



- 4.2 As part of the environmental assessment and project design, all relevant potential impacts were identified and where necessary, technical consultants instructed to provide input into the Environmental Assessment process.

*Landscape and Visual Impact*

- 4.3 A Landscape and Visual Impact Assessment of the proposed scheme has been prepared by an independent consultant encompassing the Guidelines for Landscape and Visual Impact Assessment published by the Landscape Institute and Institute of Environmental Management and Assessment.
- 4.4 The assessment of visual impacts was based on field survey and interpretation of the proposed development taking into account any mitigating features identified. Views from residential properties and footpaths in the vicinity of the application site have been considered, along with other potential receptors.
- 4.5 In addition, a 3D digital model of the proposed plant has been prepared and a series of photomontages developed. These documents show how the development will look and how it “fits” into the existing landscape.
- 4.6 Whereas the application site and the proposed development will be visible from a number of receptors, the conclusion of the Landscape and Visual Impact Assessment is that the proposed development will be seen as a small extension to the existing Industrial Estate.

*Noise*

- 4.7 An independent consultant has been instructed to carry out an assessment in line with National Standards of the potential impact on amenity as a result of noise from the proposed development.
- 4.8 The assessment includes noise predictions for the most likely “worst case” noise scenario at noise sensitive properties in the vicinity of the application site.
- 4.9 The Noise Impact Assessment concludes that noise levels for the operation of the facility are likely to be a low impact at residential dwellings in the vicinity of the site.



### *Air Quality*

- 4.10 A comprehensive Air Quality Assessment incorporating a stack height assessment and air quality modelling has been carried out by independent consultants in accordance with National Guidance, issued by the Environment Agency and Central Government.
- 4.11 The Air Quality Assessment included a number of activities as follows:
- site visit;
  - a review of base line air quality data
  - an assessment of stack emissions and site traffic emissions;
  - provision of recommendation for mitigation where necessary; an
  - assessment of residual environmental effects.
- 4.12 The Air Quality Assessment considered various stack height options for the proposed development and concluded that a stack height of 35m was the most appropriate. An analysis of the stack emissions has concluded that there is no significant impact with regard to human health as a result of the proposals.
- 4.13 The proposed facility will be operated under the provisions of an Environmental Permit which will provide tight regulation for the operation of the plant including a requirement for continuous 24/7 monitoring.

### *Development Plan*

- 4.14 The planning application has also been submitted with the benefit of a Supporting Planning Statement which addresses the Development Plan Policies and provides justification for the proposals at the application site in the form of a Sustainability Statement. A review of the Development Plan Policies and also a review of National planning Policy Guidance does not identify any areas of conflict with Local or National Planning Policy.

## **SECTION 5 CONCLUSIONS**

- 5.1 John Pointons and Sons, the operators of the Cheddleton rendering facility have submitted a planning application to Staffordshire County Council for the for the erection and operation of a renewable energy plant on land within their existing operations off Bones lane, Cheddleton.



- 5.2 The application site extends to approximately 2.24 hectares and lies on previously developed cleared land, fully within the confines of the long established industrial estate.
- 5.3 The proposed development will utilise proven technology to use recycled and waste wood as a fuel source to provide renewable electricity and heat to the existing industrial operations thereby reducing reliance on fossil fuels.
- 5.4 A full assessment of the environmental impact and planning policy considerations has been undertaken with no grounds for concern being identified in either regard.



**NTS 1 Location Plan**





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Project  
**PROPOSED BIOMASS CHP  
 PROJECT FOR  
 JOHN POINTON & SONS**

Title  
**SITE LOCATION PLAN**

Scale <b>1:2,500@A3</b>	Date <b>4/07/16</b>	Drawn by <b>SB</b>
Drawing No. <b>1782/2/004A3b</b>		Rev.