

Dealt with by: Environmental Health

Our Ref: SMD/2024/0020

Direct Dial: (01538) 395400

Your Ref:

Date: 5th March 2024

MEMORANDUM: PLANNING CONSULTATION

LOCATION	Easing Farm Easing Lane Thorncliffe Leek
PROPOSED DEVELOPMENT	Slurry tower with domed roof

Potential Areas Of Environmental Concern.

1. Odours
2. Water Pollution

General Comments.

Advisory: The store is required in order to replace a current slurry tower which is 'at the end of its lifespan.' (Planning Statement), the following condition is recommended to minimise pollution potential.

If consent is granted the following condition is recommended:

Construction & Demolition works: Time of operations

1. Manure or effluent stored within the proposed development shall be managed in accordance with the recognised Best Available Technique (BAT) outlined in the Protecting our Water, Soil and Air, A Code of Good Agricultural Practice growers and land managers (DEFRA, 2009) to ensure as far as is possible that there is no reasonable cause for annoyance from any odours at any nearby sensitive receptors and pollution of controlled waters is prevented.

Reason: To protect local amenities from odour and prevent pollution of controlled waters

Advisory Note/ Informative:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- The operator should check current Nitrate Vulnerable Zone Designations. <https://www.gov.uk/guidance/nitrate-vulnerable-zone-designations-and-appeals-2021-to-2024>

- Guidance on Storing silage, slurry and agricultural fuel oil can be found <https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil>
- The slurry store must meet the requirements of schedule 2 of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. This is available to download from: <http://www.legislation.gov.uk/wsi/2010/1493/schedule/2/made>
- In accordance with The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 You must notify the Environment agency about any new, substantially enlarged or substantially reconstructed system at least 14 days before it is first used. <http://www.environment-agency.gov.uk/business/sectors/118798.aspx>
- Protecting our Water, Soil and Air, A Code of Good Agricultural Practice growers and land managers (defra, 2009 [ISBN: 978 0 11 243284 5]), is available as a free download from the defra website: www.defra.co.uk
- “Guide to Odour Management at Intensive Livestock Installation” (2005; Environment Agency Technical guidance note IPPC SRG 6.02. Available as a free download from the Environment Agency website: <http://publications.environment-agency.gov.uk/PDF/GEHO0110BRSB-E-E.pdf>

Regards

Environmental Health