

Dealt with by: Environmental

Our Ref: SMD/2024/0087

Health

Your Ref: as above

Date: 15/01/2025

MEMORANDUM: PLANNING CONSULTATION
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LOCATION	THE WOODYARD, Off Draycott Cross Road, Brook Houses, Cheadle, Staffordshire, ST10 2NR
PROPOSED DEVELOPMENT	Erect steel portal frame unit for dry wood store and associated machinery. Installation of 4 no. Biomass Boilers (2 no 210kw and 2no 295kw) arranged in pairs, linked to 2 no steel drying skips

Potential Areas of Environmental Concern -

1. Construction Impacts (condition)
2. Unexpected contamination (condition)
3. Noise (condition)
4. Air Quality (condition)

General Comments

The above application has been considered by Environmental Health. The proposals have the potential to impact on the amenity (and health) of nearby residents through both noise and air emissions (notably particulates) from the operation of the biomass boilers. As a result of concerns in relation to these aspects, should the planning authority be of mind to grant the application, the conditions below will be required to protect the amenity of receptors.

1. Construction Impacts

- i. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.
 - 08:00 - 18:00 hours (Monday to Friday);
 - 08:00 - 13:00 hours (Saturday)
 - No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not

restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: *To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.*

- ii. During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary;
- iii. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records should be retained for inspection by officers of the Local Planning Authority;
- iv. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority

Reason: *To protect the amenities of the area during construction*

2. Unexpected Contamination

- i. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of the local planning authority.
- ii. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:- *To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.*

3. Noise

- i. Operations (including the processing of timber (cutting, sawing, splitting, drilling, sanding, planing, shaping, turning), deliveries arriving and departing site, the loading and unloading vehicles or drying kilns, the fuelling of the biomass boilers or maintenance to fixed plant and equipment) can only take place Monday to Friday 08:00 to 18:00 and Saturdays 08:00 to 14:00, with no operations to take place on Sundays or Bank Holidays.
- ii. No operations shall take place in the open, except for the loading and unloading of vehicles or drying kilns, fuelling the biomass boilers or undertaking maintenance to fixed plant and equipment.
- iii. No external fixed plant or equipment shall be installed without prior permission of the LPA (including any fans/ dust arrestment plant etc..) that are not marked on an approved site plan (Site Layout Plan As Proposed, dated Dec 2023, Job No. 594, Dwg. No. SP2-A).
- iv. Where loading or unloading vehicles are required to be fitted with reversing alarms, these shall be white noise reversing alarms, unless otherwise agreed in writing by the LPA.
- v. Where fans, integral to the operation of the biomass boilers or drying skips are to operate outside the specified operating hours, a noise impact assessment in accordance with BS4142:2014 (as updated) shall be undertaken and submitted to the LPA for approval. The LPA shall approve in writing the assessment methodology and target sound levels, the aim being that the rating level shall not exceed the background sound level. Where the assessment identifies the need for mitigation, this shall be installed to the satisfaction of the LPA before operation of the fans outside the permitted operating hours.

4. Air Quality

If the LPA are of mind to grant the application at this stage, the following conditions are therefore recommended:

- i. The biomass boilers hereby permitted, shall be operated in accordance with the following:
 - a. UK Renewable Energy boiler procedures (dated 05/03/2025)
 - b. UK Renewable Energy LTD. Complaints procedure (submitted 04/04/2025).
- ii. There shall be no change to the proposed model of biomass plant without prior written permission of the LPA.
- iii. There shall be no visible emissions from the operation beyond the site boundary as marked in red on Site Layout Plan As Proposed, dated Dec 2023, Job No. 594, Dwg. No. SP2-A as determined by the LPA.
- iv. In the opinion of an Officer of the LPA, there shall be no odorous emissions from the operation detectable at the site boundary as marked in red on Site Layout Plan As Proposed, dated Dec 2023, Job No. 594, Dwg. No. SP2-A, with any residential receptor, or within the curtilage of any residential premises as determined by the LPA.
- v. The biomass boilers hereby permitted shall not operate beyond the 01 January 2040, unless a validation statement has been submitted to the local planning

authority (LPA) for approval demonstrating that the 2040 PM_{2.5} target level of 10µgm³ shall be met at all receptor locations assessed within the air quality assessment prepared by Environmental Visage, report issue No. 1, dated November 2024. The method of validation shall be first agreed in writing with the LPA but can be determined either by direct measurement and calculation or through reference to manufacturer's or installer's information data specific to the plant make and model installed. In the event that air quality impacts are found not to meet the required human health and environment emissions standards the development hereby approved shall be modified to enable air quality impact requirements to be met in accordance with a scheme approved by the LPA.

Reason: *To protect the amenities and health of the local residents.*