## DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

**Ref No:** ST/0732/18/COND
**Proposal:** Discharge of Condition 5: Detailed specification of the proposed flue, including its sound power level. Relating to previously approved planning application Ref. ST/0754/16/FUL.
**Location:** South Tyneside District Hospital
Harton Lane
South Shields
NE34 0PL

**Site Visit Made: N/A**

**Relevant policies/SPDs**

1 DM1 (B) - Management of Development

**Description of the site and of the proposals**

These details have been submitted to discharge condition 5 (detailed specification of the proposed flue) attached to a previous planning permission (Application Ref: ST/0754/16/FUL) for the erection of a combined heat and power (CHP) and boiler house building with associated plant/equipment, including the erection of a 22 metre high flue.

The site is located at South Tyneside District Hospital, Harton Lane, South Shields.

**Publicity / Consultations (Expiry date: 30/08/18)**

**1) Neighbour responses**

None consulted

**2) Other Consultee responses**

Environmental Health Team

*Noise*

*Initial Submission*

The acoustic information provided is insufficient to allow the discharging this condition.

The acoustic assessment has identified a number of noise sources, and as the consultant did not have the exact specification of the various acoustic sources he has made a number of assumptions, it will be necessary to assure these assumptions are correct in order to be confident that noise levels are not going to have an adverse effect on neighbours.

The sources identified are as follows:

| Unit | Number of unit | Distance to source / m | dB(A) |
|---|---|---|---|
| CHP container | 1 | 10 | 45 |
| Heat rejection radiator | 1 | 1 | 63 |
| Exhaust gas silencer | 1 | 1 | 57 |
| Ventilation air inlet | 1 | 10 | 45 |
| Ventilation air outlet | 1 | 10 | 45 |
| Large boilers | 3 | 1 | 80 |
| Small boilers | 2 | 1 | 79 |

The condition requires the submission of a detailed specification of the proposed flue, including its sound power level.

This information is not provided in the submitted details. The consultant from APEX Acoustics has stated that the noise data of the stack flue is unknown at this stage, but that the sound power level should not exceed 80 db(A)Lw and that a problem is not anticipated.

It is recommended that this condition is not discharged until this information is provided.

*Additional Information (Noise Impact Assessment Report) received 15/10/2018*

I have assessed the Noise Impact Assessment Report received on 15/10/2018 and I have some significant concerns.

The consultant has identified 5 flues, however there are 6, and therefore the supplied acoustic data is inaccurate. Also, I believe that there needs to be more narrative around the equipment as the information submitted may not accurately describe the impact on the sound climate in the locality.

These concerns have been explained to the acoustic consultants and the required amendments to the Noise Assessment have been discussed with them. An updated noise assessment is required.

*Amended Noise Impact Assessment Report received 12/11/2018*

I have assessed the amended noise assessment and it now shows the correct data has been assessed, specifically the addition of the CHP exhaust to the overall sound output. The assessment includes a number of assumptions which I have confirmed with the manufacturer to be appropriate.

I am satisfied that the information provided is sufficient to discharge condition 5.

*Air Quality*

*Initial Submission*

The applicant has submitted a detailed chimney height calculation which is intended to satisfy the requirement set by section 14 (2) of the Clean Air Act 1993.

This will be dealt with in due course as part of the Clean Air Act provisions. However the stack height is also dependent upon the concentrations of nitrogen oxides and fine particulates resulting at ground level due to emissions at maximum output. This requires further examination by the applicant in order to satisfy their, and our, obligations under the National Air Quality strategy and local air quality management (re: Condition 6 of the permission).

It is also sensible, given the use of this site, and its close proximity to the Boldon Lane AQMA to ensure that such emission do not contribute so significantly to existing levels of pollutants that an exceedance may occur, or for that matter that a risk is created for patients on the site itself.

It is suggested that the applicant carries out a suitable assessment to evaluate ground level concentrations of nitrogen dioxide (assuming all nitrous oxides are converted to NO2) and PM10.

*Additional Information received 04/10/2018*

Technical information including a CHP Tool (Scenario 2) for a 22 metre high chimney and associated Technical Data Sheet was received on 04 October 2018. No further information required with regard to air quality.

**Assessment**

Planning permission was granted on 19 December 2016 for the following development:

"Erection of a combined heat and power (CHP) and boiler house building with associated plant/equipment, including erection of 22metre high flue, and ancillary accommodation. The proposal shall provide heat and power and utilise free heat for domestic hot water. The new plant will look to burn gas to generate electricity."

Condition 5 attached to the planning permission states:

*"Prior to the erection of the flue hereby approved, a detailed specification of the proposed flue, including its sound power level, shall be submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be implemented and retained thereafter.*

*To safeguard the amenities of neighbouring residents, in accordance with Development Management Policy DM1 of the South Tyneside Local Development Framework."*

The details have been assessed by the Council's Environmental Health Team with regard to noise and air quality. The information supplied with the initial submission was considered to be insufficient with regard to both noise and air quality and additional information was therefore requested. This additional information has been received and assessed by the Environmental Health Team, who have confirmed that the details are acceptable.

It is considered that the details will ensure that the proposed development will be acceptable with regard to its impact on the residential amenities of the area. As such, it is considered that the details are in accordance with Policy DM1 (B) of the South Tyneside Local Development Framework.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

**Recommendation**

Approve Details of Condition

**List of approved plans for standard note**

**Plan Reference**

Drg No. 7466-001 Rev A received 25/07/2018

Drg No. 3314-3 Rev P-1 received 25/07/2018
Drg No. 3314-4 Rev P-1 received 25/07/2018
Chimney Height Report Rev C1 received 25/07/2018
Noise Impact Assessment Report Revision B (5514.2B) (12 November 2018) received 12/11/2018
CHP Tool (Scenario 2) and Technical Data Sheet received 04/10/2018

**Case officer:**
**Signed:**
**Date:**

**Authorised Signatory:**
**Date:**

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