DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0570/19/COND
Proposal: Discharge of Condition 6: Assessment of the impact of emissions to air from the proposed plant on air quality. Relating to previously approved planning application Ref. ST/0754/16/FUL for 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.
Location: South Tyneside District Hospital
Harton Lane
South Shields
NE34 0PL

Site Visit Made: N/A

Relevant policies/SPDs

1 DM1 (B and L) - Management of Development

Description of the site and of the proposals

These details have been submitted to discharge condition 6 (assessment of the impact of emissions to air from the proposed plant on air quality) 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: 02/09/2019)

1) **Neighbour responses**

None consulted

2) **Other Consultee responses**

Environmental Health Team

Initial Submission

The report submitted states that the stack height will be 20m; however, a height of 22m was agreed.

The report is dated 24th July 2018 which is before the Environmental Health Team's discussion with the mechanical engineer who ran the D1 calculations and subsequently agreed the stack height of 22m.

Amended Report received 16/09/2019

The Environmental Health Team is in receipt of the amended report 'South Shields General Hospital – New Energy Centre planning submission– Chimney Height, Rev C2, 16th Sept 2019'

The report confirms that using the CHP tool it was projected that a stack height of 20m would result in a breach of the statutory limit value for NO2 at a concentration of 48.43 ug/m3. After running the calculation using a 22m stack height projected concentrations were found to be below the statutory limit value for NO2 (17.79 ug/m^3). On this basis, it was agreed that the stack height of 22m was acceptable.

Based on the information provided confirming that the stack height is 22m the condition can be discharged.

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 6 attached to the planning permission states:

"Prior to the hereby approved development being brought into use an assessment on the impact of emissions to air from the proposed plant on air quality shall be submitted to and approved in writing by the Local Planning Authority to ensure that European Union limit values as set out in the Air Quality (England) Regulations 2000 as amended by the Air Quality (England) (amendment) Regulations 2002 are not at risk of being exceeded as a result of the approved development.

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 the impact of emissions to air from the proposed plant on air quality. However, the information provided within the Chimney Height report was considered to be inappropriate as it referred to a chimney with a height of 20 metres (when a chimney with a height of 22 metres had been granted planning permission). The applicant was therefore requested to confirm the height of the chimney that had been installed on site and to provide an amended report to clarify this issue.

The applicant has confirmed in writing that the chimney has been installed on site with a height of 22 metres in accordance with the planning permission. An amended report has also been received, which states that for a chimney with a height of 22 metres, calculations project concentrations below the statutory limit value for NO2 (17.79 ug/m^3). The amended Chimney Height report has been assessed by the Environmental Health Team, who have advised that the details are acceptable and the condition may be discharged.

The impact of the development on air quality is considered to be acceptable. As such, it is considered that the development will be acceptable with regard to its impact on the residential amenities of the area, in accordance with Policy DM1 (B and L) 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

CHP Tool received 05/07/2019
Technical Datasheet received 05/07/2019
Report - Planning Submission - Chimney Height Rev C2 (16th September 2019) received 16/09/2019

Case officer:
Signed:
Date:

Authorised Signatory:
Date: