

I N T E R	<h1>MEMO</h1>	<h2>North Lincolnshire Council</h2>
O F F I C E		

To: Scott Jackson, Development Management

From: Annie Ward, Environmental Protection Team

Your Ref: PA/2024/1206

Our Ref: PLU 008675

Subject: Application to vary conditions 6 and 11 of [PA/2020/1748](#) namely to change the operation hours and increase the throughput (tonnage) of wood being processed at the site

Location: Holmes Lane Stores, Winterton, DN15 9QX

Date: 08 November 2024

Thank you for your email requesting this departments comments on the above application. I can confirm this department has the following comments to make.

Conditions 6 and 11 of PA/2020/1748 are replicated below for information:

Condition 6

The hours of operation for the wood processing and biomass facility hereby permitted shall be as follows:

- 07:00 – 18:00 hrs Monday to Friday,
- 07:00 – 14:00 hrs on Saturdays
- No operation Sundays, Public and Bank Holidays
- No HGV movements shall take place on site outside of the following hours.

All deliveries shall take place during hours of operation.

Reason: To define the terms of the permission and in the interests of safeguarding residential amenity.

Condition 11

A maximum of 13,000 tonnes per annum of wood shall be processed on site.

Reason: To define the terms of the permission and in the interests of safeguarding residential amenity'

The applicant seeks to amend these conditions to the following:

Condition 6

The hours of operation for the wood processing and biomass facility hereby permitted shall be as follows:

- 07:00 – 19:00 hrs Monday to Friday
- 07:30 – 14:30 hrs on Saturday
- No operation Sundays, Public and Bank Holidays

HGV movements shall take place during the following hours:

- 06:00 – 19:00 hrs Monday to Friday
- 07:30 – 14:30 hrs on Saturday
- No HGV movements Sundays, Public and Bank Holidays

Condition 11

A maximum of 50,000 tonnes per annum of wood shall be processed on site.

Summary of changes

In summary, the applicant seeks to amend the operating hours from 18:00 to 19:00 Monday to Friday and from 07:00 - 18:00 Saturday, to 07:30 - 18:30.

In addition, the applicant seeks to extend HGV operations on site from 06:00 to 19:00 Monday to Friday and 07:30 to 14:30 Saturday.

Finally, the applicant seeks to increase the throughput on site from 13,000 to 50,000 tonnes per annum.

Noise

The original conditions were recommended by the Environmental Protection Team to protect residential amenity and to prevent over intensification of the site.

No supporting information has been submitted with the application to demonstrate these changes will not impact residential amenity. In addition, this department has received complaints in relation to noise from activities on site which are currently being investigated.

In addition to the above, it is unclear whether the following conditions of PA/2020/1748 have been discharged and/or are being adhered to:

7. No screening, chipping or shredding shall take place on site without prior permission from the local planning authority.

9. Prior to the processing of the wood or the biomass boilers coming into first use, an acoustic barrier or masonry wall shall be erected on the boundary of

the site. A detailed technical specification of the acoustic barrier or wall shall be submitted to and approved in writing by the local planning authority. The specification shall include details of the location, size and design of the barrier, with predicted noise reduction over the frequency spectrum. The approved acoustic barrier or wall shall be installed prior to commencement of the use of this site and shall be maintained thereafter.

10. Following installation of the mitigation measures in accordance with the approved technical specifications pertaining to conditions 8 and 9 of this planning permission, a verification report that demonstrates the effectiveness of the mitigation measures shall be submitted to and agreed in writing by the local planning authority.

This department therefore request that an updated noise impact assessment, taking into account the proposed changes and the above comments, is submitted **prior to determination**.

The Noise Impact Assessment shall be carried out with reference to:

- *National Planning Policy Framework*
- *National Planning Practice Guidance*
- *BS 4142:2014 + A1:2019 Methods for rating and assessing industrial and commercial sound.*
- *World Health Organisation Guidelines for Community Noise (1999)*
- *World Health Organisation Night Noise Guidelines for Europe (2009)*
- *BS8233:2014 Guidance on sound insulation and noise reduction for buildings*
- *BS7445-2:1991, ISO1996-2:1987 Description of environmental noise. Part 2: Guide to acquisition of data pertinent to land use.*

The assessment shall provide details of existing background noise levels, likely noise sources which will impact upon the proposed development, mitigation methods to be employed and the resulting predicted level of noise at sensitive locations.

In the absence of this information, this department support refusal of the application.

Air Quality

The proposed change includes an increase in throughput from 13,000 to 50,000 tonnes per annum.

The original air quality assessment for emissions from the biomass boiler assumed continuous operation of the boilers and therefore provided a worst-case scenario. No further comments in relation to this aspect are therefore required.

In relation to HGV movements, the Design and Access Statement confirms the following:

'There are therefore expected to be, on average, 1,924 delivery transport

movements per annum and 1,924 lorries also removing loads from site. However, due to the backhauling approach explained above, there will only be 1,924 movements per annum in total (these movements only account for a one-way trip so will double if accounting for movements in and out of site by the same vehicle).'

In order to assess potential air quality requirements this department has followed the guidance set out in the document below:

- Institute of Air Quality Management Land Use Planning and Development Control: Planning for Air Quality January 2017.
<http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>

This document provides a means of reaching sound decisions whilst having regard to air quality implications of development proposals; it represents good practice that developers should follow.

It is unclear whether the Stage 2 Criteria in Table 6.2 has been fulfilled. The applicant is asked to review the above guidance and provide confirmation on this matter.