APPLICATION FOR A NON-MATERIAL AMMENDMENT TO PLANNING PERMISSION 15/00065/WASFUL

BROWNS ROAD, DAVENTRY, NN11 4NS

LARCH GROUP LTD

Version 1
Final

Prepared by KAD
Approved by NM

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INTRODUCTION

OVERVIEW

On 19th August 2015, an application for planning permission (ref 15/00065/WASFUL) was submitted for ‘the change of use of an existing IVC facility to a Biomass Renewable Energy Generation Plant and associated waste water treatment plant including a 100 square meter extension of the existing building and the relocation of an existing biofilter. Planning permission was subsequently granted on 3rd March 2016 and was subject to 30 conditions.

The description of development as worded on the permission documents is the:

‘change of use of an existing IVC facility to a biomass Renewable Energy Generation Plant and associated Waste Water Treatment Plant including a 100 square metre extension of existing building and the relocation of an existing biofilter at Earthworm Plc, Browns Road, Royal Oak, Daventry, Northamptonshire, NN11 4NS’.

The consented facility will process up to 30,000 tonnes per annum of wood waste to produce renewable energy for export to the national grid and 45,000,000 (or 45,000) liquid tonnes of waste-water for cleaning. This amounts to a total of 75,000 tonnes per annum of waste throughput at this site. The consented biomass facility will treat wood waste by an advanced thermal treatment process to produce up to 1MWE of renewable electricity for export to the national grid. The by-product of the thermal water treatment process is heat (in the form of steam) which will be utilised to clean accepted waste water.

Since the granting of planning permission 15/00065/WASFUL, the developer has progressed with the detailed design phase of the proposed scheme. The design process has resulted in a number of proposed amendments to the consented scheme, required for operational purposes.

The amendments are considered to be of a non-material nature as agreed at a meeting with Northamptonshire County Council on 26th September 2016.

The Proposed Amendments

The current planning permission consents to the installations of 2 x 98,000 litre storage tank and a 72,000 litre tank. It is proposed that 3 x 100,000 litre tanks are installed to provide sufficient water storage capacity. The tanks are larger than those that have been consented, standing at 9m high. This variation to the consented dimensions is a response to design input from the tank manufacturer ensuring that the structures are sufficiently robust and securely bunded. Drawings 1534-EV-015G, 1534-EV-014F and 1534_EV-016E show the proposed 100,000 litre tanks in situ. The larger tanks sit at the same height as the adjacent Waste Water Treatment Hall and therefore do not cause any landscape or visual disruption.

The footprint of the consented building extension is to be increased to accommodate the walking floor. It is proposed to extend the footprint to the west towards the existing roller shutter door by an additional 5m. It is also proposed to increase the height of the extension to match the existing roof profile of the fuel hall. This provides adequate headroom so that the required working fuel feedstock can be accommodated on the walking floor.

It is proposed that additional pedestrian doors are to be installed on the northern elevations of the Waste Water Treatment hall.
The GRP unit will be replaced by an Auxiliary Skid as seen on Drawing 1534-EV-015G, offering a similar function providing storage of tanks and electrical control kit.

The personnel platform to be installed alongside the proposed boiler will be increased in size in order to satisfy the Health and Safety requirements of safe working. This amendment subsequently impacts on the steepness of the conveyor feed.

The screw expanders will be relocated inside the Waste Water Treatment Building. A diesel fuel tank will be installed in their place in order to facilitate the boiler start-up process.

The applicant proposes to refurbish the current offices at the same time as constructing the proposed energy generation and Waste Water Treatment Facility. The proposal requires some alteration to the elevations of the building in order to incorporate new windows in to the office building elevations as detailed in Drawing 1534-SK-111C.

Planning Conditions

The conditions that these amendments relate to are detailed below;

**CONDITION 2: SCOPE OF PERMISSION**

Condition 2: Scope of permission states:

> ‘Except as otherwise required by conditions attached to the planning permission the development hereby permitted shall be carried out in accordance with the following approved documents;

- Planning Documents;
  - Application forms dated 13 August 2015
  - Planning Statement dated 13 August 2015
  - Supplementary report dated 30 October 2015

- Drawings;
  - Drawing number GPP/EW/BRD/15/01 - Site location plan
  - Drawing number 1534-SI-012B- Existing site plan
  - Drawing number 1534-SP-013C- Full proposed site plan
  - Drawing number 1543-EV-006C- Proposed south and east elevations
  - Drawing number 1543-EV-014B- Proposed east and west elevations
  - Drawing number 1543-EV-015C- Proposed east and west elevations
  - Drawing number 1543-EV-016B- Proposed north and south elevations.’

The table below details the retracted drawings alongside its respective replacement:

<table>
<thead>
<tr>
<th>Retracted Drawing</th>
<th>Replacement Drawing</th>
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<tbody>
<tr>
<td>1534-SP-013C- Full proposed site plan</td>
<td>1534-SK-110E- Proposed site plan</td>
</tr>
<tr>
<td>1534-EV-014B- Proposed east and west elevations</td>
<td>1534-EV-014F- Proposed east and west elevation</td>
</tr>
<tr>
<td>1534-EV-015C- Proposed east and west elevations</td>
<td>1534-EV-015G- Proposed east and west elevation</td>
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Furthermore, an additional two drawings are being submitted for information purposes and are detailed below;

- 1534-EV-006F- Proposed south elevation; and
- 1534-SK-111C- Proposed office plans.

Other Matters

**CONDITION 15: NOISE**

Condition 15: Noise states that:

‘Prior to the commencements of any part of the development hereby permitted, full details of the proposed external plant and equipment including predicted noise levels and the provisions to be made for its control should be submitted to and approved in writing to the Waste Planning Authority. The development shall be carried out in accordance with approved details.’

It is not possible to supply predicted noise levels to the Waste Planning Authority prior to the commencement of the development as the Biomass Boiler is the first of its kind and as such there is currently insufficient information on noise to give an accurate assessment. It is proposed that the wording of the condition is amended in order to read ‘Prior to the first operation of the development’ in order to reflect this. The Applicant commits to undertaking a noise monitoring exercise during the commissioning of the boiler and, subject to the outcome, a schedule of mitigation measures will agreed and implemented prior to the commencement of the first operation of the facility.

**CONDITION 25: FIRE RISK MANAGEMENT**

Condition 25: Fire Risk Management states that;

‘Within 3 months of the date of the permission, a Fire Risk Management Plan (FRMP) shall be submitted and approved in writing by the Waste Planning Authority. The plan shall also include measures to mitigate the risk of fire associated with waste storage on the site. The plan shall be fully implemented and subsequently maintained, in accordance with the plan, unless any changes are subsequently agreed in writing by the WPA. In the event that any of the measures stipulated in the FRMP conflict with the measures subsequently agreed as part of the Environmental Permit for the waste facility then the measure specified in the FRMP shall be superseded by the conflicting measures in the Environmental Permit’

A Fire Risk Management Plan (FRMP) has been submitted to form part of the application for an Environmental Permit. In order that both regulatory regimes are consistent, offering a single, unified approach to fire risk management across the site, it is proposed that the wording of condition 25 is reworked in order to read ‘Prior to the first operation of the development’. Such an amendment would allow the details of the FRMP within the Environmental Permit to be agreed and applied accordingly.
PROPOSED SOUTHELEVATION (FROM WITHIN CONCRETE YARD)
Proposed East Elevation

PLANT HT. 17,000mm
HAUNCH (FORD SITE) Approx HT. 15,400mm

WWTH RIDGE HT. 9,180mm
WWTH EAVES HT. 7,960mm

Biofilter made up of 2no. shipping containers 12000mm x 2500mm

In-plane GRP panels or similar approved

New Safeight/ Trilite Ultra

Proposed 3 no. 100,000 litre water storage tanks

Proposed Thermal Treatment Plant

New Diesel Tank - 3050mm x 1500mm x 2400mm high

New window 5

Proposed West Elevation

PLANT HT. 17,000mm
HAUNCH (FORD SITE) Approx HT. 15,400mm

RH RIDGE HT. 9,430mm
RH EAVES HT. 7,800mm

Proposed New Extension for walking floor

Proposed Conveyor Belt

Proposed conveyor belt hatch pit and access stairs

Proposed Auxiliary SKID

NOTE: Drawing 1534-EV-014 MUST be read in conjunction with drawing 1534-EV-015

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Proposed East Elevation

Proposed Conveyor Belt
Proposed Auxiliary SKD
Proposed Extension for walking floor
Existing Palisade Fencing

HAUNCH (FORD SITE) Approx HT. 15.400mm

PLANT HT. 17.000mm

Proposed West Elevation

Proposed HRS Thermal Treatment Plant
Proposed 3 no. 100,000 litre Verder water storage tanks
Proposed Window 2
Proposed Window 3

HAUNCH (FORD SITE) Approx HT. 15.400mm

PLANT HT. 17.000mm

WASTE WATER TREATMENT HALL

NOTE: Drawing 1534-EV-015 MUST be read in conjunction with drawing 1534-EV-014

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