



Northumberland County Council

MEMO

To: Adam Ewart - Planning Officer, Northumberland National Park Authority

From: Gary Park - Environmental Protection Officer, Environmental Protection Team, Public Health Protection Unit

Date: 16/03/2021

Our Ref: SRU146272

Planning Ref: 21NP0010

Subject: Provision of biomass boiler and associated building.

Location: Yearle House, Wooler, Northumberland, NE71 6RB.

I refer to your consultation and attachments of 19 February 2021:

- Householder Application for Planning Permission for Works or Extension to a Dwelling form completed by or on behalf of the applicant and dated 06/01/2021.
- Planning Design and Access Statement produced by Carter-Smith Planning, Ref: CSP/MM/YH/2101/A and dated 21st January 2021.
- Outbuilding plans & elevations as Proposed plan produced by Sullivan Associates, Project / Drawing / Rev No: 21006 / 202 / - dated Jan 2021.
- Document entitled "Acoustic emissions from pellet and woodchip boilers" produced by ETA, no reference and dated 04. Dezember 2020.
- Emissions Certificate for PelletsCompact ETA PC 100 from Ofgem, no reference and dated 22 JUN 2018.
- Smoke Control, Area exception information for "Appliance: ETA PC 80 Model 12080-D 80kW Biomass Boiler" from DEFRA Smoke Control Website, first exemption date 01/11/2020.
- Letter entitled "Biomass at Yearle House – Proposal" from Re:Heat, no reference and dated 19 February 2021.
- PelletsCompact 60-105 kW Installation Manual produced by ETA, ref: EN 0000000398 V.002 2801 93132-002 and dated 2018-07-09

Opinion

In principle the Public Health Protection Unit does not object to this proposal subject to the measures detailed in the application documents being implemented as stated.

The applicant should take note of the comments and informatives provided to address requirements for air quality outside of the planning process.

Commentary

The application appears to be for the repurposing of an existing outbuilding to house a biomass boiler in one room, the fuel store in another and a third one for storing a mower.

Both noise and air quality are material planning considerations and the omission of any information to address these matters make it impossible to appraise these impacts from the proposed development.

The biomass boiler being installed is an ETA PelletsCompact 80 (kW).

Noise Impacts

The applicant has submitted noise information from the biomass boiler manufacturer which indicates that under normal operation, the boiler produces 40-50 decibels (dB) LAeq.

During ignition and fuelling (from the fuel store to the day hopper) noise levels can be up to 75dB LAeq – however, this is of short duration and can be timed to occur during a specific time period.

Typically, noise information is measured at one or three metres from the unit – we have assumed three metres which gives a higher noise level at greater distances.

The nearest receptors (other than those who will benefit from the biomass boiler) is 25 metres from the proposed biomass boiler building.

The distance noise attenuation of 50dB LAeq at 25 metres would result in a noise level of 32dB LAeq. This does not account for additional attenuation created from the building to house the boiler.

Accepting 15dB of attenuation through an open window would result in an internal noise level around 17dB, more than meeting the 30dB LAeq limit for sleep preservation in BS 8233.

The higher noise level of 75dB LAeq would be attenuated to 57dB at 25 metres, again not accounting for additional attenuation provided by the building to house the boiler.

The applicant has indicated that refuelling from the fuel store to the day hopper can be controlled to occur at certain times, it is recommended that this is done to occur sometime during the day period to avoid complaints which the Council may have to investigate for nuisance.

Air Quality Impact - Clean Air Act

Air quality is a material planning consideration and might normally be dealt with under the planning process, however as the proposed biomass boiler to be installed is greater than 50 kilowatts (kW) then issues of emissions and their air quality will be dealt with under The Clean Air Act 1993 rather than through planning legislation.

Please take note of the informative below - requirements under The Clean Air Act do not form any part of the planning process or this planning application. However, as the boiler is greater than 50kW rated output then information should be provided outside of this application to the Public Health Protection Unit at Northumberland County Council.

The applicant has provided some information through the planning process, however to satisfy the requirements for The Clean Air Act 1993, it is recommended that the biomass information form is completed and returned to the Public Health Protection Unit (link shown below).

Informatives

Biomass Boilers – Notification, Grit & Dust Arrestment and Approval of Chimney Height

For solid fuel biomass appliances with a rated output of greater than 50kW, notification, approval of arrestment and chimney height approval is required under Section 14 of The Clean Air Act 1993 with the Public Health Protection Unit at Northumberland County Council.

Operation of such an appliance, without agreement may be an offence under the Act. Information and an application form is available to download, complete and return from:

<https://www.northumberland.gov.uk/Protection/Pollution/Pollution.aspx#pollutioncontrol-cleanairactapproval>

For appliances rated below 50kW, the specification of chimney height may need to conform to Approved Document J and be approved by Building Control:

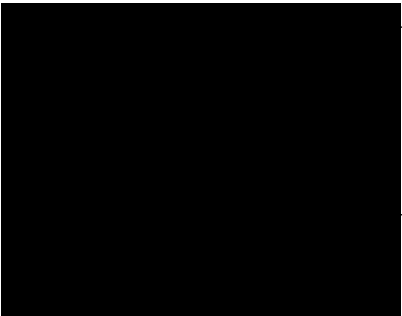
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partj/approved>

Please note that this requirement for biomass boiler information does not form part of your application or the decision for your planning permission.

Statutory Nuisance

The effectiveness of the development’s design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.

In all cases, the Council retains its rights under Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance.

	Name	Signature	
Prepared by	Gary Park		
Checked by	Wendy Stephenson		