

WARD: Avonmouth & Lawrence
Weston **CONTACT OFFICER:** Ken Reid

SITE ADDRESS: Albemarle Chemicals Site Smoke Lane Bristol

APPLICATION NO: 16/03446/F Full Planning

EXPIRY DATE: 22 August 2016

Standby gas generator plant and battery storage compound and other associated infrastructure.

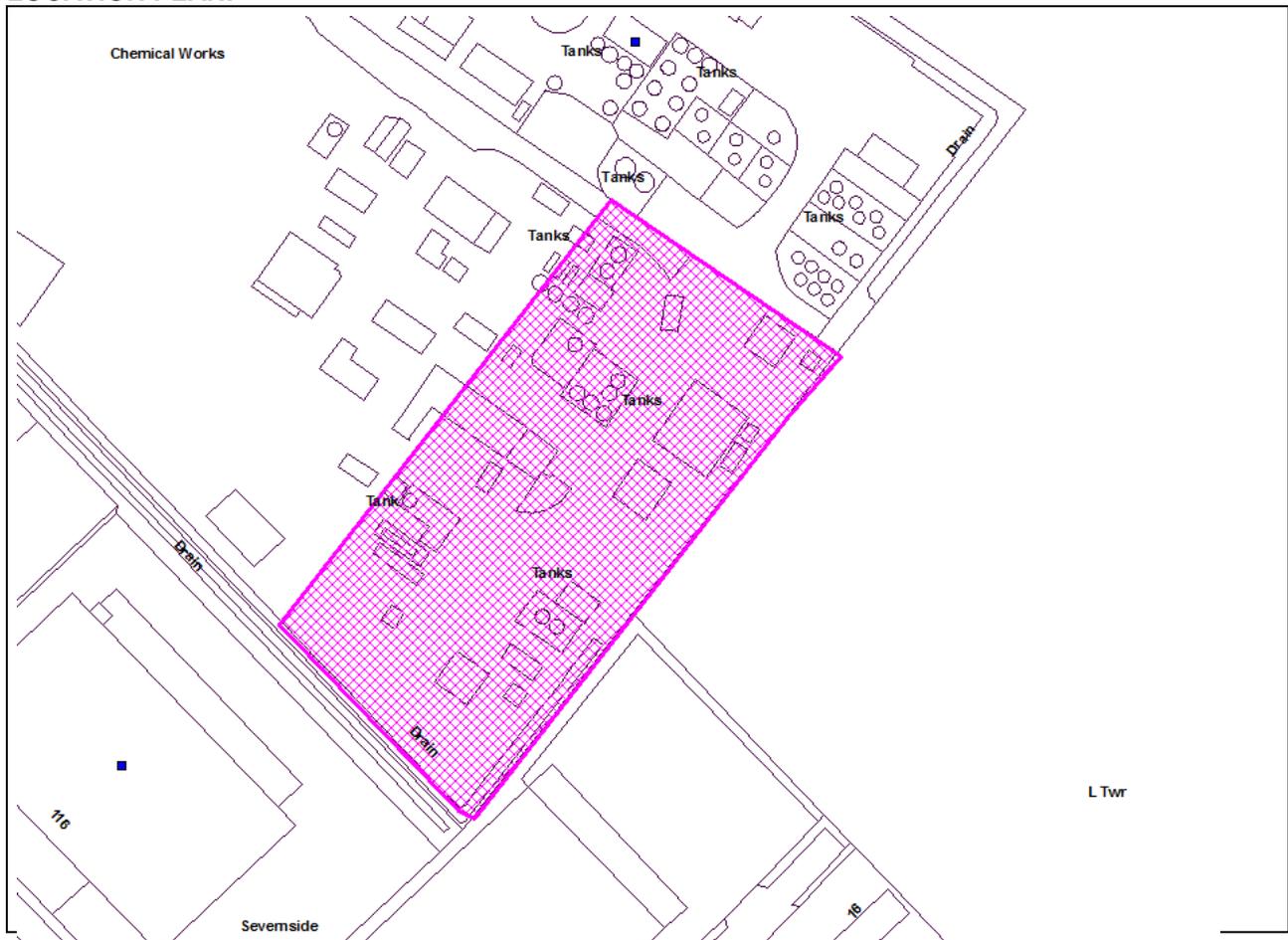
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

APPLICANT: Walters Land Ltd
c/o agent

The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.

LOCATION PLAN:



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SITE DESCRIPTION & BACKGROUND

The site comprises of the former Albermarle Chemical plant which is situated north of Burcott Road and east of Smoke Lane, Avonmouth. Most of the buildings associated with the former chemical plant have since been demolished and cleared leaving a large area of hardstanding. Surrounding uses include warehousing, general industrial and open storage. The site falls within the Avonmouth Industrial Area.

RELEVANT HISTORY

The site has a long planning history mainly associated with its former use as a chemical plant, along with its demolition and site remediation.

13/00991/N - Application for prior notification of proposed demolition of buildings on the site. Prior approval not required.

14/01508/F - Engineering works comprising minor excavations and backfilling to several areas of the site, (Major Application). Granted.

16/02312/F - Change of use to open storage (Use Class B8), (Major application). Granted.

APPLICATION

Planning consent is sought for the installation of a gas-fuelled standby electricity plant to be called on by the National Grid at times of high demand, participating in the National Grid's Short Term Operating Reserve (STOR) programme. STOR provides balance to the National Grid during unexpected period of high demand for electricity or where there are constraints on electricity available in England and Wales. The generating plant would comprise of 10 individual generators clad in metal panels with extract flues. The plant would generate up to 20MW of electricity and would be in operation for up to 1000 hours per year on average. Each generator would measure 10.5m in length, 3.2m in width and 4.3m in height (7m including height of flue).

The proposal would also include an element of battery storage which would also comprise of containers. It is anticipated that these would generate up to 10MW of electricity. However the applicant states that this element of the work would be phased, with the gas fuelled electricity generator facility constructed first.

Ancillary structures on the site would include a generator transformer, high voltage switch room and controls container. No permanent staff would be based at the premises with visits carried out by engineers up to three times a week. The site would be enclosed by a 2.4m high steel palisade fence.

RESPONSE TO PUBLICITY AND CONSULTATION

The application was advertised by neighbour notification letters and display of a site notice. One letter was received from the neighbouring Augean site raising no objection to the proposal. However they wanted to ensure that their right of access to the north of the site was not affected (private matter).

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OTHER COMMENTS

Air Quality has commented as follows:-

I've had a look through the additional information and am satisfied that the additional work carried out has addressed the concerns raised. The predicted air quality impacts are considered acceptable. I do not object to the proposed application on grounds of air quality impacts.

In order to ensure that the operating scenarios considered in the assessment are replicated during the operation of the gas plant, appropriately worded planning conditions should be used to ensure that hours of operation are restricted to a maximum of 2000 hours per annum (hours cannot be accrued from year to year). Stack emissions monitoring should take place and be reported to Bristol City Council in order to demonstrate that the stack emissions are in line with the emission parameters used in the air quality assessment.

Flood Risk Manager has commented as follows:-

Confirmation is required from the Lower Severn Internal Drainage Board in regards to surface water drainage for this site.

Landscape has commented as follows:-

This site is remote from the public realm could be disregarded in relation to its landscape value. However, there is an opportunity to create a native hedge on the rear (south) boundary that will link with that on the west boundary associated with drain. This would at least improve the value of the site in terms of wildlife capacity and begin to redress the erosion of rural elements within the industrialised parts of the north Bristol landscape. The details and maintenance proposals for the hedge could be submitted as a landscape condition.

Health and Safety Executive - HID CI Division has commented as follows:-

Raise no objection to the proposal.

Contaminated Land Environmental Protection has commented as follows:-

We have reviewed the report prepared by Geosmart Information Ltd (on behalf of the applicants). The document is not very useful as it is based on a Envirocheck report rather than existing literature. The authors did not attempt to speak to our department regarding our local knowledge, reports held on the site which would have provided them with much more sufficient information. The assessment goes on to recommend intrusive investigation, which broadly we agree with however any investigation without a review of the 2014/2015 literature would be not be advisable as it may not target the areas of most concern.

The applicants are advised to consider ground gas as a potential risk for the enclosed spaces - particularly as the installation is a potential ignition source. Locally the ground gas regime is complex with some sites being assigned the highest risk due to the presence of made ground and natural underlying geology. They should also consider how the development could create preferential pathways (i.e. service trenches).

Taking into account comments from the Environment Agency which have been forwarded to me we agree with the conditions proposed in their letter.

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Nature Conservation Officer has commented as follows:-

This site is located over 300 metres from the Severn Estuary European Marine Site and from the Honda Pools and the Hoar Gout Site of Nature Conservation Interest (the Wessex Water Avonmouth Pools) which provide supporting habitat under Habitats Regulations Assessment (HRA) (as specified by Natural England) and so Habitats Regulations Assessment does not apply with respect to the potential for the disturbance of qualifying interest feature birds from noisy activities such as percussive piling.

There is the potential to have ecological impacts on the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site and the Avon Gorge Woodlands Special Area of Conservation through the deposition of atmospheric pollution which includes sources of nutrients such as nitrogen and acid deposition. However, the modelling in the submitted Environment Report indicates that the predicted ecological impacts will not be significant.

This brownfield site has been cleared and now consists of hard standing.

Natural England has commented as follows:-

The application site is approximately 750m from the Severn Estuary. This site is designated as a Special Area of Conservation (SAC) and Special Protection Area (SPA). This site is also designated at an international level as a Ramsar site and at a national level as a Site of Special Scientific interest (SSSI). Based on the information provided, we advise that the proposals are unlikely to result in a significant effect on the integrity of the site. The site does not appear to provide suitable supporting habitat for qualifying bird species and there does not appear to be a pathway for impacts on the European site. We therefore raise no objection to the proposal.

Archaeology Team has commented as follows:-

The site has clearly been disturbed by previous development and while in other circumstances it may have had some archaeological potential, in this case its potential will clearly have been reduced. I therefore do not feel that any archaeological work will be required in this case.

Transport Development Management has commented as follows:-

The applicant proposes that access to the site will be via the existing priority junction with Smoke Lane which adequately accommodates HGV movements and is therefore considered to be acceptable. We raise no objection to the proposed development, subject to condition and advices.

Lower Severn Internal Drainage Board has commented as follows:-

Did not comment.

Pollution Control has commented as follows:-

There is relatively little information submitted with this application with regards to noise. However due to its location I think that it is unlikely there will be any adverse effects from noise. Approve subject to standard conditions.

Environment Agency (Sustainable Places) has commented as follows:-

We do not object subject to the inclusion of conditions that if are not imposed would mean that the development would pose an unacceptable risk to controlled waters and in respect of flood risk.

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RELEVANT POLICIES

National Planning Policy Framework – March 2012

Bristol Core Strategy (Adopted June 2011)

BCS4	Avonmouth and Bristol Port
BCS8	Delivering a Thriving Economy
BCS10	Transport and Access Improvements
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment

Bristol Site Allocations and Development Management Policies (Adopted July 2014)

DM13	Development proposals on principal industrial and warehousing areas
DM14	The health impacts of development
DM19	Development and nature conservation
DM23	Transport development management
DM29	Design of new buildings
DM33	Pollution control, air quality and water quality
DM34	Contaminated land
DM35	Noise mitigation

KEY ISSUES

(A) IS THE PRINCIPLE OF THE PROPOSAL ACCEPTABLE IN LAND USE TERMS?

Notwithstanding the policy context of the development as set out in key issue B, the suitability of the site must be assessed against the potential use. The site is brownfield land located within the Avonmouth Industrial area, which is designated as Principle Industry and Warehousing Area (PIWA) and Policy DM13 cites that general industrial uses are acceptable. DM13 also specifically states that essential public utilities are also acceptable in principle within PIWA's. Policy BCS4 of the Bristol Core Strategy identifies Avonmouth as: "... a priority area for industrial and warehousing development and renewal. It adds that there may be opportunities for the development of energy from waste facilities, biomass energy and further largescale wind turbines.

As such, as the proposal is considered to be appropriate to the site and wider industrial context, subject to detailed assessment as to the specific impacts of environmental amenity.

(B) IS THE INSTALLATION OF A GAS POWERED FLEXIBLE GENERATION FACILITY ACCEPTABLE IN TERMS OF SUSTAINABILITY AND CLIMATE CHANGE?

Policy BCS13 of the Core Strategy requires development to contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions. Policy BCS14 further promotes the use, distribution and development of renewable and low-carbon energy, including by encouraging freestanding renewable energy installations.

Policies BCS13 and BCS14 do not seek to restrict any form of development in principle. Their purpose is to ensure that, if the principle of any given development is acceptable in other respects, its impact on climate change and vulnerability to climate change is minimised. It is therefore considered that, while the policies promote renewable and low-carbon energy, they do not themselves provide an in-principle reason to refuse proposals for fossil fuel energy development. Nor does the National

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Planning Policy Framework, which at paragraphs 97-98, promotes renewable and low-carbon energy development, but does not seek to restrict the development of the alternatives. This should also be read in the context of National Policy Statement EN-2 which sets out a generally supportive approach towards fossil fuel energy development.

The present proposal for a gas-fired energy plant would still be subject to the requirement in policy BCS13 to demonstrate, through a Sustainability Statement, what steps have been taken to mitigate and adapt to climate change. However, in practice, there are limits to how a development of this type could reasonably mitigate its impact. Due to the intermittent nature of the proposed energy generation, it is considered that it would not provide a consistent or reliable source of heat and heat capture would be unlikely to be cost-effective.

Notwithstanding the above, the proposed development would include an element of battery storage (or Energy Storage System (ESS)) which according to the applicant would have the potential to store up to 10MW of energy. The details of this are indicative and the applicant has requested that further details to be conditioned. This is still a developing form of standby energy generation which stores energy that can then be discharged at a later time when demand is required. Whilst the initial energy can be generated from the gas fueled generators, additional energy can also come from traditional power stations or other renewable energy installations around the country. In this respect the proposal would comply with National Policy EN-1 which states that there are a number of other technologies which can be used to compensate for the intermittency of renewable generation, such as electricity storage, interconnection and demand-side response, without building additional generation capacity.

Given the above considerations officers recommend that the acceptability of the proposed development should therefore be determined on the basis of its wider environmental impact in the proposed location, in accordance with other policies of the Local Plan and national planning policy.

(C) WOULD THE PROPOSAL HARM THE ENVIRONMENTAL AMENITY OF THE AREA?

Policy BCS23 of the Bristol Development Framework Core Strategy requires development to be designed in a way to avoid adversely impacting the environmental amenity and the surrounding area by virtue of dust, noise, light or any other form of air pollution. Policy DM14 of the Site Allocations and Development Management Policies states that development should contribute to reducing the causes of ill health, improving health and reducing health inequalities within the city. Development that would have an unacceptable impact on health and wellbeing will not be permitted.

Policy DM33 states that development which has the potential for significant emissions to the detriment of air quality, particularly in designated Air Quality Management Areas (AQMA's), should include an appropriate scheme of mitigation. DM35 expects developments that would have an unacceptable impact on amenity in terms of noise, to provide an appropriate scheme of mitigation.

Following a review of the originally submitted supporting documents dealing with the predicted environmental impacts of the proposed development, the environmental effects in terms of air quality has emerged as the main key issue under consideration. There has been correspondence between the case officer and the agent/applicant, which has resulted in the submission of additional information such as an addendum to the Air Quality Assessment.

Air Quality

The full comments from the Air Quality Team are attached as a background paper and relate to the technical output that could potentially result from the proposed development.

The application includes an Air Quality Assessment which has predicted the long and short term impacts on air quality from a number of the closest sensitive receptor sites, based on the meteorological conditions experienced at a representative location during a period of five years. In

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terms of local ecology, the impact of emissions on air quality has also been considered at The Severn Estuary Ramsar, SAC, SPA and SSSI site, and the Avon Gorge Woodlands SAC. The assessment states that the emissions from the proposed standby generation plant under typical operations would result in receptors being exposed to nitrogen dioxide, carbon monoxide and benzene at concentrations that are below their respective air quality objective values set for the protection of human health at all sensitive receptor locations.

The modelling of the assessment was based on the worst case scenario with all the generators running at up to 960 hours per year through the peak periods during winter months. The applicant states that realistically the generators would operate intermittently between 350 to 500 hours per year, as this was representative of the average level of demand for similar standby generators. The findings concluded that no significant air quality effects on human health receptors are therefore likely to occur. Whilst the predicted 24 hour means oxides of nitrogen concentration is less than the environmental assessment level at all of the ecological receptors. In terms of cumulative impact the closest Air Quality Management Areas (AQMAs) to the M32 is over 6km away. The findings showed that the impacts would be negligible.

On considering the information the Air Quality Officer initial conclusions were that at 960 hours per year, the applicant had not given the worst case scenario. Furthermore it was considered that the modelling was not representative of the actual development in terms of methodology.

In response the applicant submitted additional information regarding the assessment methodology including engine emission parameters, pre-background concentrations data based on DEFRA guidance which the Air Quality Officer is satisfied with. The applicant's additional data was based on a higher worst case scenario of 2000 hours per year which is referred to as the "2000 hour sensitivity test". This was based on all the generators running simultaneously for 9 hours every day during the winter months (actually 2178 hours). The predicted impacts on the annual mean concentration of nitrogen dioxide for the 2000 hour sensitivity test scenario showed that the impacts in terms of NO₂ concentrations would be insignificant and that with the development, air quality would remain at a very good standard. On considering the additional information the Air Quality Officer is satisfied that this has addressed the concerns raised and the predicted air quality impacts are considered acceptable.

Noise

Apart from generic acoustic calculations associated with the proposed generators the applicant has provided very little detail with regard to noise impacts. However, the proposed development is situated in an isolated position, with the nearest neighbouring buildings being industrial in nature. For that reason the Pollution Control Officer raises no objection to the proposal subject to standard noise limit conditions.

(D) DOES THE PROPOSAL RAISE ANY ECOLOGICAL ISSUES?

The site comprises of hardstanding and is designated as being a brownfield site with a long industrial history. The site therefore raises no ecological issues. In terms of the wider context the site is situated approximately 750m away from the Severn Estuary Site of Special Scientific Interest (SSSI). This SSSI forms part of the Severn Estuary Special Area of Conservation (SAC), Special Protection Area (SPA) and Wetland of International Importance under the Ramsar Convention (Ramsar Site). Natural England has been consulted on the application and raises no objection given the distance from the above sites.

The Council's Ecology Officer has been consulted on the application as submitted and raises no objection in principle. Reference is made to the potential wider impacts on ecology in terms of air quality (see key issue C) and any land/water contamination (see key issues E and F). However it is concluded that the proposed development would not cause any significant ecological impacts. It was advised that options such as the creation of a native hedge could be considered. Whilst desirable, it is

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concluded that such measures would not be appropriate for the site given the nature and constraints of the site. This is in terms of the land comprising of hardstanding and the fact there is an extant permission for open storage adjacent (approved application 16/02312/F).

(E) DOES THE PROPOSED DEVELOPMENT ADEQUATELY ASSESS FLOOD RISK?

Policy BCS16 requires development in Bristol to follow a sequential approach to flood risk management - with priority given to the development of sites with the lowest risk of flooding. The development of sites with a sequentially greater flood risk will be considered where essential for regeneration or where necessary to meet the development requirements of the city.

The application site falls within Flood Zone 3 as defined by the Environment Agency Flood Map and has a medium to high probability of flooding. The application site is allocated for industrial purposes, therefore the Bristol Strategic Flood Risk Assessment has already considered that this site is suitable for industrial/commercial use as part of the development of local planning policy.

The application includes a Flood Risk Assessment (FRA) and in its key conclusions states that an increase in impermeable surface area is not proposed as part of the development and therefore additional drainage and/or attenuation provisions, over and above the existing on the site, are not required. On reviewing the FRA the Environment Agency do not object subject to the development being completed in accordance with the technical measures in the FRA in terms of mitigation and flood resilience, which should be conditioned.

Provided the mitigation measures are fully implemented then the proposal would adequately address flood risk.

(F) DOES THE PROPOSAL RAISE ANY LAND CONTAMINATION ISSUES?

As part of the closure of the former Chemical Works, the previous owners were required to reinstate the land to a level of decontamination suitable to accommodate development. The objective of the project was to remediate soil, shallow groundwater and surface water contamination which may have occurred during the lifetime of the Environmental Permit to the pre-Permit baseline conditions in order to achieve successful surrender of the Environmental Permit to the Environment Agency.

Initially the applicant did not provide the required information in regard to the mitigation and remediation of the site contaminants. As a result the proposal generated an objection from both the Environment Agency and the Council's Land Contamination Officer. In particular it was considered that there was insufficient information to demonstrate that the risk of pollution to controlled waters would be acceptable.

The applicant has subsequently submitted information including the original verification report and contamination report. Whilst the additional information does not fully address the Land Contamination Officer's queries, neither they nor the Environment Agency object to the proposal and recommend that any consent is subject to conditions including the implementation of a remediation strategy and other preventative measures against pollutants infiltrating controlled waters.

(G) DOES THE PROPOSAL RAISE ANY TRANSPORT AND MOVEMENT ISSUES?

Policies BCS10 and DM23 require development to provide safe and adequate access onto the highway network for all users and to consider the potential traffic impact.

The main highway impacts will occur during the construction of the proposed development, with parts being delivered by lorry and construction works taking approximately three to four months according to the applicant. In terms of access to heavy good vehicles, these would use the existing priority junction to Smoke Lane. Thereafter the site would be inspected by engineers with vans being the

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likely mode of transport to and from the site. On considering the proposed development the Transport Development Management Team raise no objection subject to the submission of a Construction Management Plan.

(H) IS THE PROPOSAL ACCEPTABLE IN DESIGN TERMS?

The site is away from the public realm and the visual impact will be minimal. Furthermore, the proposed design will not appear out of place in what is an industrial context.

COMMUNITY INFRASTRUCTURE LEVY

How much Community Infrastructure Levy (CIL) will this development be required to pay?

Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

RECOMMENDED GRANT subject to condition(s)

Time limit for commencement of development

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre commencement condition(s)

2. Construction management plan

No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

Parking of vehicle of site operatives and visitors
 Routes for construction traffic
 Hours of operation
 Method of prevention of mud being carried onto highway
 Pedestrian and cyclist protection
 Proposed temporary traffic restrictions
 Arrangements for turning vehicles
 Arrangements to receive abnormal loads or unusually large vehicles
 Methods of communicating the Construction Management Plan to staff, visitors and neighbouring businesses

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development.

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3. Prior to each phase of development approved by this planning permission no development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the local planning authority.
1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To remove any unacceptable risks to controlled waters by ensuring adequate site investigation, risk assessment and remediation, as required by paragraphs 109, 120 and 121 of the National Planning Policy Framework (NPPF).

4. No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Validation of the effectiveness of the remediation scheme is likely to require longer term monitoring, especially of the rhine network.

5. No development approved by this permission shall be commenced until a scheme for prevention of pollution during the construction phase has been approved by the Local Planning Authority. The scheme should include details of the following:
1. Site Security
 2. Fuel oil storage, bunding, delivery and use
 3. How both minor and major spillage will be dealt with
 4. Containment of silt/soil contaminated run off.
 5. Disposal of contaminated drainage, including water pumped from excavations
 6. Site induction for workforce highlighting pollution prevention and awareness

Reason: To prevent pollution of the water environment.

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6. Further details of battery store facility before relevant element started

Detailed drawings of the proposed battery storage facility, which shall include plans, sections, elevations and materials shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.

Reason: In the interests of visual amenity.

Pre occupation condition(s)

7. Land affected by contamination - Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: The site is large and has been subject to a variety of uses that have the potential to contaminate soils and groundwater. Consequently, it is possible that there may be areas of contamination that have not been identified by previous site investigations.

8. No occupation/operation of the development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: In order that it can be demonstrated that any unacceptable risks to controlled waters have been adequately remediated, as required by paragraphs 109, 120 and 121 of the NPPF.

9. Flood resilience

The development permitted by this planning permission shall only be carried out in full accordance with the Flood Risk Assessment (FRA) by ESI International Ltd and the following mitigation/resilience measures detailed within section 3.7 of the FRA.

- Raising the generators and associated infrastructure on stilts at least 0.3m above the 1 in 200 year tidal breach flood level of 8.20m AOD
- Raising ground levels directly underneath the generators at least 0.3m above the 1 in 200 year tidal breach flood level of 8.20m AOD
- Waterproofing the generators and associated infrastructure to enable them to operate whilst being submerged under water and,
- Installing a slotted flood barrier system to prohibit water from entering the northern area of the site.

The mitigation/resilience measures shall be fully implemented prior to operation of the site and maintained for the lifetime of development, unless otherwise agreed, in writing, by the local planning authority in consultation with the Environment Agency.

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Reason: To reduce the risk of flooding to the proposed development.

10. C26 Flood Evacuation Plan - Commercial Property

No building or use hereby permitted shall be occupied or the use commenced until the applicant has submitted to and had approved in writing by the Local Planning Authority a Flood Warning and Evacuation Plan (FEP). This Plan shall include the following information:

- * command & control (decision making process and communications to ensure activation of FEP);
- * training and exercising of personnel on site (H& S records of to whom and when);
- * flood warning procedures (in terms of receipt and transmission of information and to whom);
- * site evacuation procedures and routes; and
- * provision for identified safe refuges (who goes there and resources to sustain them).

The FEP shall be reviewed at intervals not exceeding 3 years, and will form part of the Health & Safety at Work Register maintained by the applicant.

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site

Post occupation management

11. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: In some cases piling through contaminated ground can present an unacceptable risk to controlled waters.

12. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: In some cases the infiltration of surface water through contaminated ground can present an unacceptable risk to controlled waters.

13. Total hours

The plant should not operate for more than 2000 hours in any calendar year (January to December). The applicant must submit records listing the annual hours of operation to Bristol City Council. Any variation to increase operating hours must be accompanied by a revised air quality assessment.

Reason: This is the basis on which the air quality impacts have been assessed and any changes required to the plant operation will need to assess the potential impact on air quality.

14. Regular and on-going stack emissions monitoring

There shall be regular and on-going stack emissions monitoring, throughout the operational life of the plant, to demonstrate that engine emissions comply with the pollutant emission concentrations as stated in Tables 3 and 4 contained in the Air Quality Assessment (AECOM

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Environmental Report). This monitoring should also demonstrate that the stack emission parameters are in line with the exhaust flows and temperatures as modelled in the air quality assessment. The data should be reported to Bristol City Council's Sustainable City and Climate Change Service.

Reason: This is the basis on which air quality impacts have been assessed in the planning application and to which the engines will be required to perform.

15. Inspection and maintenance

The generator plant shall be inspected and maintained in line with manufacturers guidance.

Reason: To ensure optimal engine performance and to minimise emissions to air throughout the life of the plant.

16. Restriction of noise from plant and equipment

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the background level as determined by BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Reason: To safeguard the amenity of nearby premises and the area generally.

17. Noise from plant & equipment affecting sensitive industrial use

The level of any noise generated by plant & equipment as part of the development noise must conform to requirements to meet the with those noise levels recommended by BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings" in any sensitive industrial use.

Reason: To safeguard the amenity of nearby premises and the area generally.

List of approved plans

18. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

0132 / 02 REVA Site location plan, received 27 June 2016
 PW16/0132 / 03 Block plan, received 3 November 2016
 PW16/0132 Proposed site layout plan, received 3 November 2016
 BQ19809-1-1C Container housing elevations, received 27 June 2016
 250mg nox high efficiency no pumps, received 27 June 2016
 Environment report, received 27 June 2016
 Flood risk assessment, received 27 June 2016
 Illustrative elevation drawing, received 27 June 2016
 Site cross sections, received 17 November 2016
 PW16/03 Rev B Indicative battery storage elevations & section, received 17 November 2016
 AECOM memo, received 28 October 2016

Reason: For the avoidance of doubt.

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Advices

1. The development hereby approved is likely to impact on the highway network during its construction. The applicant is required to contact Highway Network Management to discuss any temporary traffic management measures required, such as footway, Public Right of Way or carriageway closures, or temporary parking restrictions. Please call 0117 9036852 or email traffic@bristol.gov.uk a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.
2. You are advised that a check for legally protected water voles and their (legally protected) places of shelter should be undertaken by a qualified ecological consultant prior to any works taking place within 8 metres of the water's edge. Failure to do so is an offence under the Wildlife and Countryside Act 1981.
3. Sensitive industrial use for example will be an office with windows, permanent outdoor work space or indoor workspace where it is desirable to have open doors.

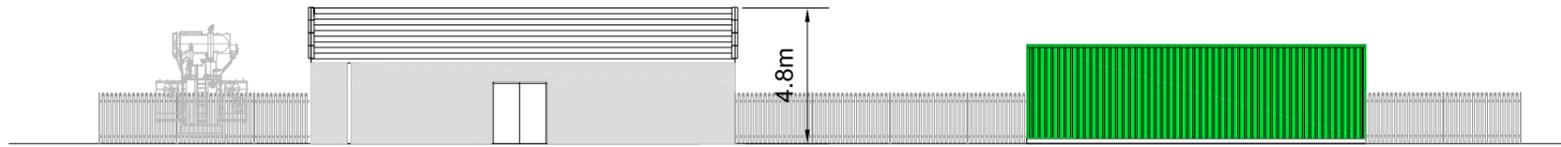
BACKGROUND PAPERS

Flood Risk Manager	3 October 2016
Landscape	30 September 2016
Health And Safety Executive - HID CI Division	23 September 2016
Air Quality	26 August 2016
	7 October 2016
	7 November 2016
	17 November 2016
Nature Conservation Officer	25 August 2016
	12 September 2016
Natural England	30 August 2016
Archaeology Team	28 September 2016
Transport Development Management	17 August 2016
Contaminated Land Environmental Protection	7 September 2016
	28 October 2016
Pollution Control	14 October 2016
Environment Agency (Sustainable Places)	26 August 2016
	13 October 2016
	28 October 2016

Supporting Documents

4. Albemarle Chemicals Site, Smoke Lane

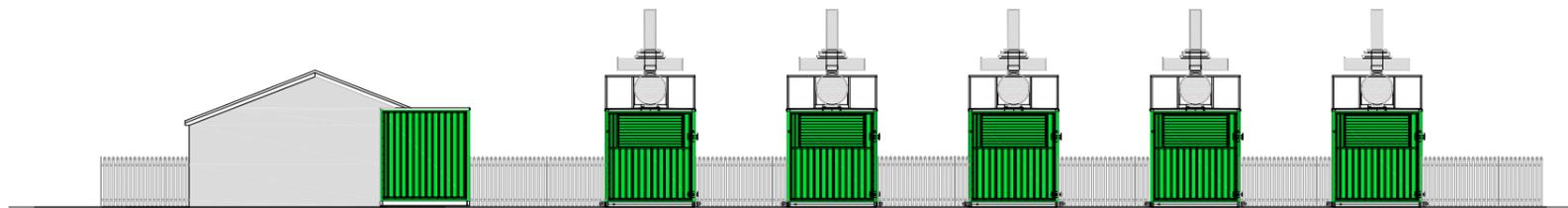
1. Proposed site plan
2. Proposed cross section
3. Detail of gas generator stores
4. Photograph of example of battery storage
5. Air Quality Officer comments (17/11/2016)



Elevation A-A



Elevation B-B



Elevation C-C

Rev A 17/11/16 Removed diesel tanks

**ROCKINGHAM,
AVONMOUTH**

Proposed Emergency Standby
Electricity Generating Facility

Site Cross Sections

Date: 08/09/16 Scale: 1:500 & 1:250

IF IN DOUBT ASK - DO NOT SCALE

GENERAL FABRICATING TOLERANCES

ALL DIMENSIONS UP TO & INCLUDING 300 ±1
 IN MILLIMETRES 301 UP TO 1500 ±2
 UNLESS STATED ABOVE 1500 ±3

ISSUE	ZONE	DESCRIPTION	DATE
A	ALL	ORIGINAL ISSUE	AS DRG
B	ALL	DRAWING MODIFIED	18/02/16
C	ALL	DRAWING MODIFIED	25/02/16

D

C

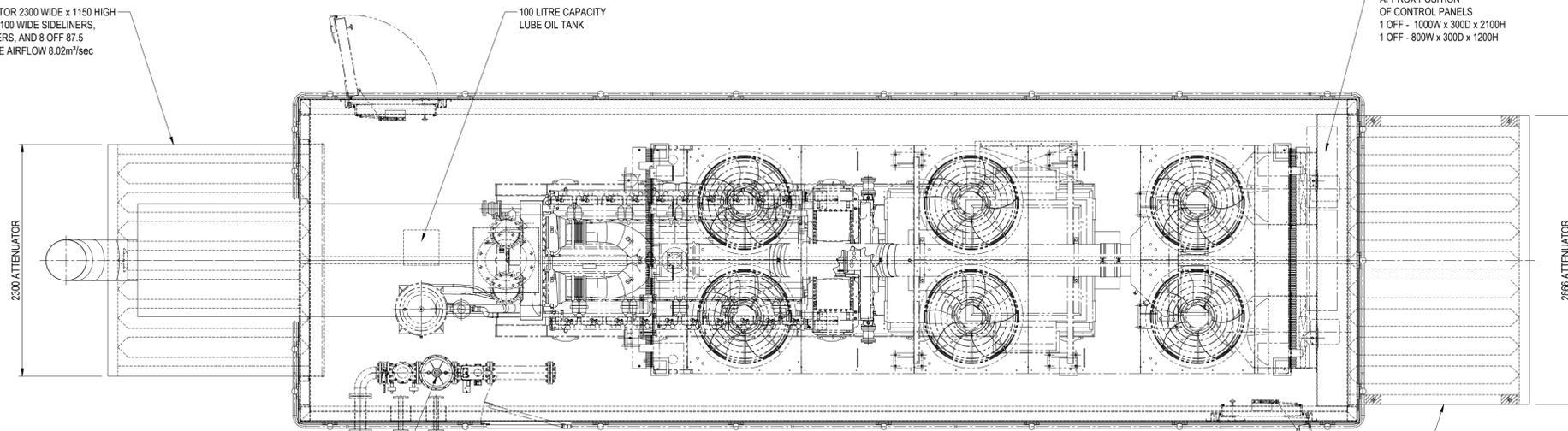
B

A

AIR EXTRACT ATTENUATOR 2300 WIDE x 1150 HIGH x 2000 LONG CW 2 OFF 100 WIDE SIDELINERS, 7 OFF 200 WIDE SPLITTERS, AND 8 OFF 87.5 WIDE AIRWAYS. VOLUME AIRFLOW 8.02m³/sec

100 LITRE CAPACITY LUBE OIL TANK

APPROX POSITION OF CONTROL PANELS
 1 OFF - 1000W x 300D x 2100H
 1 OFF - 800W x 300D x 1200H



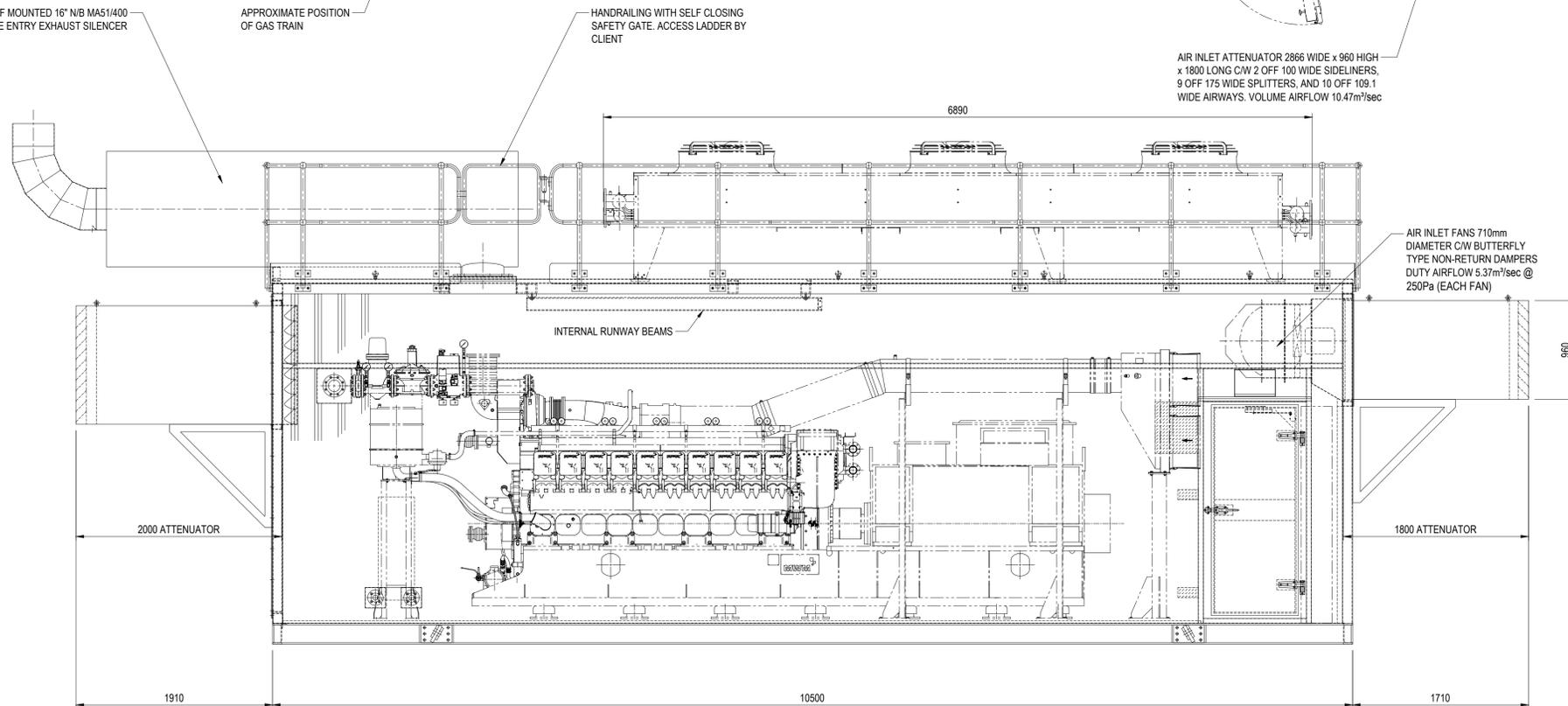
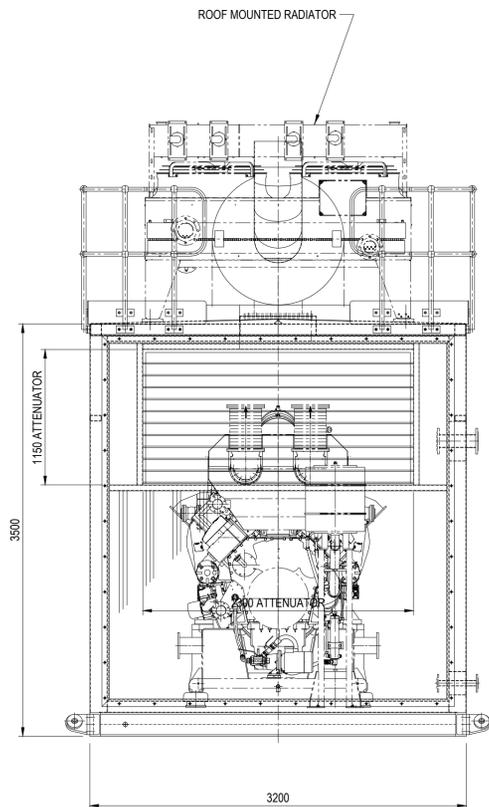
ROOF MOUNTED RADIATOR

ROOF MOUNTED 16" N/B MSA1/400 SIDE ENTRY EXHAUST SILENCER

APPROXIMATE POSITION OF GAS TRAIN

HANDRAILING WITH SELF CLOSING SAFETY GATE. ACCESS LADDER BY CLIENT

AIR INLET ATTENUATOR 2866 WIDE x 960 HIGH x 1800 LONG CW 2 OFF 100 WIDE SIDELINERS, 9 OFF 175 WIDE SPLITTERS, AND 10 OFF 109.1 WIDE AIRWAYS. VOLUME AIRFLOW 10.47m³/sec



MATERIAL SPECIFICATION
 OUTER SKIN : 10 SWG M.STEEL CORRUGATED SHEET
 INNER SKIN : 22 SWG GALV. PERF. SHEET
 ROOF PLATE : 4mm THK FLAT PLATE
 TREATMENT : ROOF:- 100mm THK RWA45 MINERAL WOOL 45kg/m³
 WALLS: INFILL CORRUGATIONS AND ADDITIONAL 100mm THK RWA45 MINERAL WOOL 45kg/m³

PAINT SPECIFICATION
 PAINT IN ACCORDANCE WITH BCL PAINT SPEC 004

MANUFACTURING TO BE IN ACCORDANCE WITH APPLICABLE BRADGATE CONTROLLED SPECIFIC PROCEDURES

CLIENT		FINNING (UK) LTD	ORDER NUMBER
BQ/ 19809	DRAWN	AWF	DATE
SCALE	CHECKED	PNS	DATE
TAKEN FROM	APPROVED	PNS	DATE
TITLE		CONTAINER HOUSING MWM CG170-20 GAS POWERED GENSET WITH ROOF MOUNTED RADIATOR NOISE SPEC. 65dBA @ 10m	

DRAWING NUMBER	ISSUE	SHEET	SIZE
BQ19809-1	C	1	A1

BRADGATE CONTAINERS LTD.
 LEICESTER ROAD,
 SHEPshed,
 LEICS.
 LE12 9EG

Bradgate
 TEL: +44 (0)1509 508678 FAX: +44 (0)1509 504350
 www.bradgate.co.uk

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From:Andrew Edwards
Sent:Thu, 17 Nov 2016 10:25:27 +0000
To:Ken Reid
Subject:RE: Application number 16/03446/F - Smoke Lane

Hi Ken,

The original air quality assessment (21st June 2016) submitted as part of the application considered the predicted air quality impacts upon the surrounding relevant human and ecological locations closest to the development site. This assessment considered the emissions from the 10 engines operating at full load between the hours of 06:00-10:00 and 16:00-20:00 from the 1st of November to the 28th February (960 hours). Within the air quality assessment the applicant stated that *'This scenario represents typical hours of operation and in practice the engines could operate at other times and for more hours in total, if required'*.

To address this statement by the applicant, the air quality impacts from two additional operating scenarios were assessed. The additional assessments considered nitrogen dioxide as this is the pollutant of most concern in relation to this type of development.

The first additional set of results considered the short-term (hourly) nitrogen dioxide concentration at all human receptor locations. A hypothetical scenario was modelled which demonstrated impacts from the plant operating continuously throughout the year (which would not happen in practice). With this unrealistic scenario, there were no receptor location predicted to exceed the hourly objective. This assessment demonstrated that even with an unrealistically conservative approach the short term objective for nitrogen dioxide would not be exceeded. With this operating scenario the maximum 18th hourly nitrogen dioxide concentration was predicted to be 60.4µg/m³ at a public right of way location. This concentration is considerably less than the objective of 200µg/m³.

The second additional scenario predicted the impact on the long term annual concentrations of nitrogen dioxide for a '2000 hour sensitivity test'. The 2000 hour sensitivity test scenario is based on all generators working at full capacity from 6am to 10am and from 4pm to 9pm during a period of 8 months from September to April. The operating hours per day have been kept constant and as a result the total number of hours of operation in the 2000 hour sensitivity test is actually 2178 hours. The maximum increase in annual nitrogen dioxide concentrations predicted at any residential receptor location considered in the assessment is 0.2µg/m³ and is considered negligible in accordance with the Institute of Air Quality Managements Impact descriptors contained within their air quality and planning guidance document.

The applicant has demonstrated that the proposed development will not have significant impacts upon air quality at any relevant receptor locations. The assessment methodology used to demonstrate impacts has considered worst case operating scenarios. I do not object to the proposed application on grounds of air quality impacts.

In order to ensure that the operating scenarios considered in the assessment are replicated during the operation of the gas plant, appropriately worded planning conditions should be used to ensure that hours of operation are restricted to a maximum of 2000 hours per annum (hours cannot be accrued from year to year). Stack emissions monitoring should take place and be reported to Bristol City Council in order to demonstrate that the stack emissions are in line with the emission parameters used in the air quality assessment.

Best Regards,

Andy Edwards

Project Manager

Sustainable City and Climate Change Service

CREATE Centre

Smeaton Road

Bristol BS1 6XN

Phone: 0117 922 43 31

Mobile: 0777 522 06 31

Fax: 0117 922 44 33

From: Ken Reid

Sent: 14 November 2016 12:18

To: Andrew Edwards

Subject: RE: Application number 16/03446/F - Smoke Lane

Hi Andrew,

Hope you are well.

I wonder if you were in the position to forward your forward comments?

I am hoping to start writing the report later today.

I look forward to your reply.

Thanks and best regards

Ken Reid

Planning Officer

Development Management - Place Directorate

Bristol City Council

(0117) 922 3037

Please note new address for post only: PO Box 3176 Bristol BS3 9FS



E: ken.reid@bristol.gov.uk

Web: www.bristol.gov.uk

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From: Andrew Edwards
Sent: 08 November 2016 09:32
To: Ken Reid
Subject: RE: Application number 16/03446/F - Smoke Lane

Hi Ken,

Not a problem, I'll get my final comments to you before the end of next week. Hope all is well there.

Cheers,

Andy

From: Ken Reid
Sent: 07 November 2016 12:22
To: Andrew Edwards
Subject: RE: Application number 16/03446/F - Smoke Lane

Hi Andrew,

Thanks for this.

I will need a formal response plus a list of conditions that you feel will be required for the development.

Although committee is not until the 30th, the lead up times mean that the report will have to be completed by the 18th unfortunately. Therefore I would need your final comments before that date. I appreciate you are very busy, so even a draft response will suffice for the time being in order for me to do my report for the end of next week.

Many thanks

Ken Reid

Planning Officer

Development Management - Place Directorate

Bristol City Council

(0117) 922 3037

Please note new address for post only: PO Box 3176 Bristol BS3 9FS



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Web: www.bristol.gov.uk

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From: Andrew Edwards
Sent: 07 November 2016 12:14
To: Ken Reid
Subject: RE: Application number 16/03446/F - Smoke Lane

Hi Ken,

I've had a look through the additional information and am satisfied that the additional work carried out has addressed the concerns raised. The predicted air quality impacts are considered acceptable.

Do you need a full formal response from me on this? Currently working to a tight grant funding bid deadline of the 23rd so if it can wait until after that date, that would be appreciated. Not a problem if needed before though, I can put something together so let me know.

Regards,

Andy

From: Ken Reid
Sent: 03 November 2016 11:30
To: Andrew Edwards
Subject: Application number 16/03446/F - Smoke Lane

Hi Andrew,

I wonder if you had the opportunity to look at the additional information regarding the AQA? Only as the applicant is chasing.

Many thanks

Ken Reid

Planning Officer

Development Management - Place Directorate

Bristol City Council

(0117) 922 3037

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