

Ward: Bury East - Moorside

Item 01

Applicant: Advinia Healthcare Limited

Location: Burrswood Care Home, Newton Street, Bury, BL9 5HB

Proposal: Erection of biomass boiler building to supply Burrswood Care Home with heat and hot water from a renewable energy source

Application Ref: 66161/Full

Target Date: 01/01/2021

Recommendation: Approve with Conditions

Description

The site contains an existing two storey building, which is in use as a residential care home. The building is constructed from red brick with a tile roof and the building is located around a small car park. The site is accessed from Newton Street and there is additional parking areas to the north and south of Newton Street.

There are residential properties to the north, south, east and west of the site. There is a commercial garage to the east, which is opposite Purdon Street. This includes a row of separate dwellings within the site numbered 1 and 2 Littlewood Cottages and Littlewood Farmhouse.

The proposed development involves the erection of a building to house 3 biomass boilers with an associated flue, which would be used to heat and provide hot water to the adjacent care home. The proposed building would be sited adjacent to the car park and would be clad in timber. The proposed building would measure 2.4 metres by 12 metres and would be 3.05 metres in height. The flue would measure 8.5 metres in height. The site would be accessed from the car park off Newton Street.

The wood pellets would be delivered once every 6 weeks and maintenance visits would take place once or twice a year.

Biomass is the use of material of recent biological origin, derived from plant or animal matter such as wood to produce heat. The biomass boiler for this application would burn wood pellets to produce heat and would be used to provide heating and hot water to the care home. Biomass is arguably carbon-neutral as the CO₂ released into the atmosphere is the same CO₂ that the vegetation has absorbed in the first place and will be re-captured by further vegetation growth.

Relevant Planning History

58615 - Proposed extension to enclose lift at Burrswood House, Newton Street, Bury. Approved with conditions - 29 July 2015.

59581 - Proposed extension to enclose lift (revised scheme) at Burrswood House, Newton Street, Bury. Approved with conditions - 17 February 2016.

02481/E - Energy centre building to house three biomass boilers, including pellet storage compartment and 7.2m flue at Burrswood House, Newton Street, Bury. Enquiry completed - 16 November 2020.

Adjacent site

39335 - Alterations to garage to form a classroom - resubmission at Potters House School, 6 Arley Avenue, Bury. Approved with conditions - 24 July 2002

50523 - Change of use of 4 Arley Avenue from residential (Class C3) to school (Class D1)

at ground floor (in conjunction with existing school at 6 Arley Avenue with a maximum number of pupils rising from 28 to 38) and residential (Class C3) at first floor to provide a self contained flat at 4 & 6 Arley Avenue, Bury. Approved with conditions - 21 January 2009.

Publicity

The neighbouring properties were notified by a letter on 12 November 2020.

6 letters were received from the occupiers of 4, 5, 6, 7, 8, 10 Arley Avenue, which have raised the following issues:

- Concern about an industrial sized boiler being sited right next to my garden. We spend a lot of time in our back garden and the last thing we need our fumes from this waste burning machine to be blown in our direction.
- The noise from this will also be constant and fairly loud and very irritating. I also sleep with our windows open all year round and I am assuming this will become near enough impossible now with the noise that will be coming from this boiler.
- This is such a huge site so I cannot understand why it cannot be put somewhere else or on the other side where it will not become disruptive for me and my mental health.
- The proposed boiler would be 4 metres from my back garden fence and close to a nursery.
- The information supplied by UK Development Group in their Planning Statement says that there will be noise levels of between 50dBA and 75 dBA is unacceptable. This is equivalent of having a dishwasher or vacuum on 24 hours a day. I object to any continuous levels of noise close to my home.
- The regular delivery of combustible materials may also be intrusive.
- The Care Home is situated on an extensive site. Could they not site the boiler away from nearby residential areas?

The objectors have been notified of the Planning Control Committee meeting.

The objectors were notified of the increase in height of the chimney by letter on 10 June 2020.

Any comments will be reported in the Supplementary Report.

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Environmental Health - Air Quality - No objections, subject to the inclusion of conditions relating to the flue, odours, and maintenance of the boiler.

Environmental Health - Pollution Control - No objections, subject to the inclusion of conditions relating to deliveries.

The Coal Authority - No objections.

Traffic Section - No objections.

United Utilities - No response.

Pre-start Conditions - Awaiting confirmation that the applicant has agreed with pre-start conditions.

Unitary Development Plan and Policies

EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN4/1	Renewable Energy
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management
HT2/4	Car Parking and New Development
CF1/1	Location of New Community Facilities

CF3/1	Residential Care Homes and Nursing Homes
SPD6	Supplementary Planning Document 6: Alterations & Extensions
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle - The proposed development involves the provision of a biomass boiler, which would be used to heat the existing care home.

Policy CF1/1 states that proposals for new and improved community facilities will be considered with regard to the following factors:

- impact on residential amenity and the local environment;
- traffic generation and car parking provision;
- the scale and size of the development;
- where applicable, access to shops and other services;
- if the use is intended to serve a local community, the suitability of the chosen location in relation to that community to catchment area;
- accessibility by public and private transport;
- the needs and requirements of the disabled

Policy EN4/1 states that the Council will encourage proposals for the provision of renewable energy sources, subject to compliance with other policies and proposals of the plan. In particular, the Council will seek to ensure that proposals:

- do not involve an unacceptable loss of amenity, for example through visual intrusion and noise;
- would not have an unacceptable adverse impact upon the setting of scheduled ancient monuments, Conservation Areas, Listed Buildings and archaeological remains;
- would not have an unacceptable adverse impact upon areas of Green Belt, Special Landscape Areas and areas of ecological importance;
- would not result in a health and safety risk, nuisance to the public;
- where necessary, include an environmental assessment as part of the planning application;
- would not have an unacceptable adverse impact on the Borough's natural environment.

The proposed installation of the biomass boiler would lead to improved facilities at the care home. The issues relating to residential amenity and traffic will be assessed later in the report. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy CF1/1 of the Bury Unitary Development Plan.

The proposed development would generate heat and hot water from a renewable energy source - a biomass boiler. The site is not located near a non designated or designated heritage asset and is not located in the Green Belt, special landscape areas or an area of ecological importance. The issues of amenity and nuisance will be assessed later in the report. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy EN4/1 of the Bury Unitary Development Plan.

Design - The proposed development would be located to the south of the existing building and adjacent to the car park. The only openings on the building would be double doors, two fuel pipes and the flue and all would be located on the northern elevation. The proposed building would be clad in timber with a flat roof and as such, would be similar in appearance

to a large shed. The proposed building would have a beech hedgerow planted on the perimeter to further screen the building from view. As such, the proposed development would not be a prominent feature in the streetscene.

The proposed flue would be located on the northern elevation and it has been increased in height to 7.8 metres to ensure adequate dispersal of fumes and odours. The proposed chimney would be painted black, which would match the existing rainwater pipes on the building. The proposed chimney would be viewed against the backdrop of the existing building and as such, would not be a prominent feature in the streetscene.

Therefore, the proposed development would be in accordance with Policies EN1/1 and EN1/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect standards and as such, is a useful guide in this instance.

There would be no openings on the southern elevation of the proposed building, which faces the properties on Arley Avenue.

The proposed development would be at least 14.2 metres from the rear elevation of the properties on Arley Avenue. This would be in excess of the 6.5 metre aspect standard.

Therefore, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties, with regard to privacy and loss of light. The proposed development would be in accordance with Policy CF1/1 and EN1/2 of the Bury Unitary Development Plan.

Noise - The proposed development would generate noise levels of between 40 - 50 dB. However, the proposed boiler would be located within the building and sound insulation would be provided on the divides of the rooms. The Pollution Control Section has no objections to the operation of the boiler. As such, the operation of the proposed boiler would not have a significant adverse impact upon the amenity of the neighbouring properties.

The proposed development requires the delivery of wood pellets once every 6 weeks and these would be loaded into the building. The Pollution Control Section has no objections, subject to the inclusion of a condition, relating to the hours of deliveries. Therefore, the proposed development, subject to conditional control, would not have a significant adverse impact upon the amenity of the neighbouring properties.

Therefore, the proposed development would be in accordance with Policy EN7/2 of the Bury Unitary Development Plan.

Odour - The proposed development would include the provision of a chimney to disperse any fumes and odours. The applicant has agreed to increase the height of the chimney to 8.5 metres, which would ensure that it clears the highest part of the roof. In addition, an filter would be fitted to the boiler within the building, which would further reduce emissions by 85%. A statement has been provided by the agent to confirm that there are 5 boilers in operation at care homes, which are closer to residential properties than the proposed scheme. The Pollution Control Section have no objections to the scheme based upon the impact of odour on the neighbouring properties. Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policy EN7/1 of the Bury Unitary Development Plan.

Highways issues - The site would be accessed via the private car park from Newton Street as existing. The deliveries would take place once every 6 weeks and would use the existing car park. The proposed development would not impact upon the parking provision at the site. The Traffic Section has no objections to the proposal. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with

Response to objectors

- The chimney has been increased in height and would clear the roof of the adjacent building, which would ensure that any odours would disperse into the air.
- The issues relating to noise have been addressed in the report above.
- The agent has considered alternative sites, but these were not suitable due to the need to deliver the pellets to the building.
- The noise levels specified within the Planning statement are for the boiler, which would be located inside a building with soundproofing. As such, the noise levels would not have a significant adverse impact upon the amenity of the neighbouring properties.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered NT13503/084/01 B, NT13503/084/002 A, NT13503/084/003 B, NT13503/084/04 C, NT13503/084/05 A, NT13503/084/006 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..
4. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the

Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

6. Deliveries of plant or materials shall only take place between the hours of 08:00hrs and 18:00hrs on weekdays and 08:00hrs to 13:00hrs Saturdays and no such activities shall take place on site on Sundays or Public Holidays

Reason. In the interests of residential amenity pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.

7. Notwithstanding the plans submitted, the height of the chimney/flue shall terminate above the tallest part (apex) of the building, which is 7.8 metres.

Reason. To ensure adequate dispersal of the fumes and odours pursuant to Policy EN7/1 - Atmospheric Pollution of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

8. Operation of the boiler shall not cause any odours to be present at the nearest odour sensitive property.

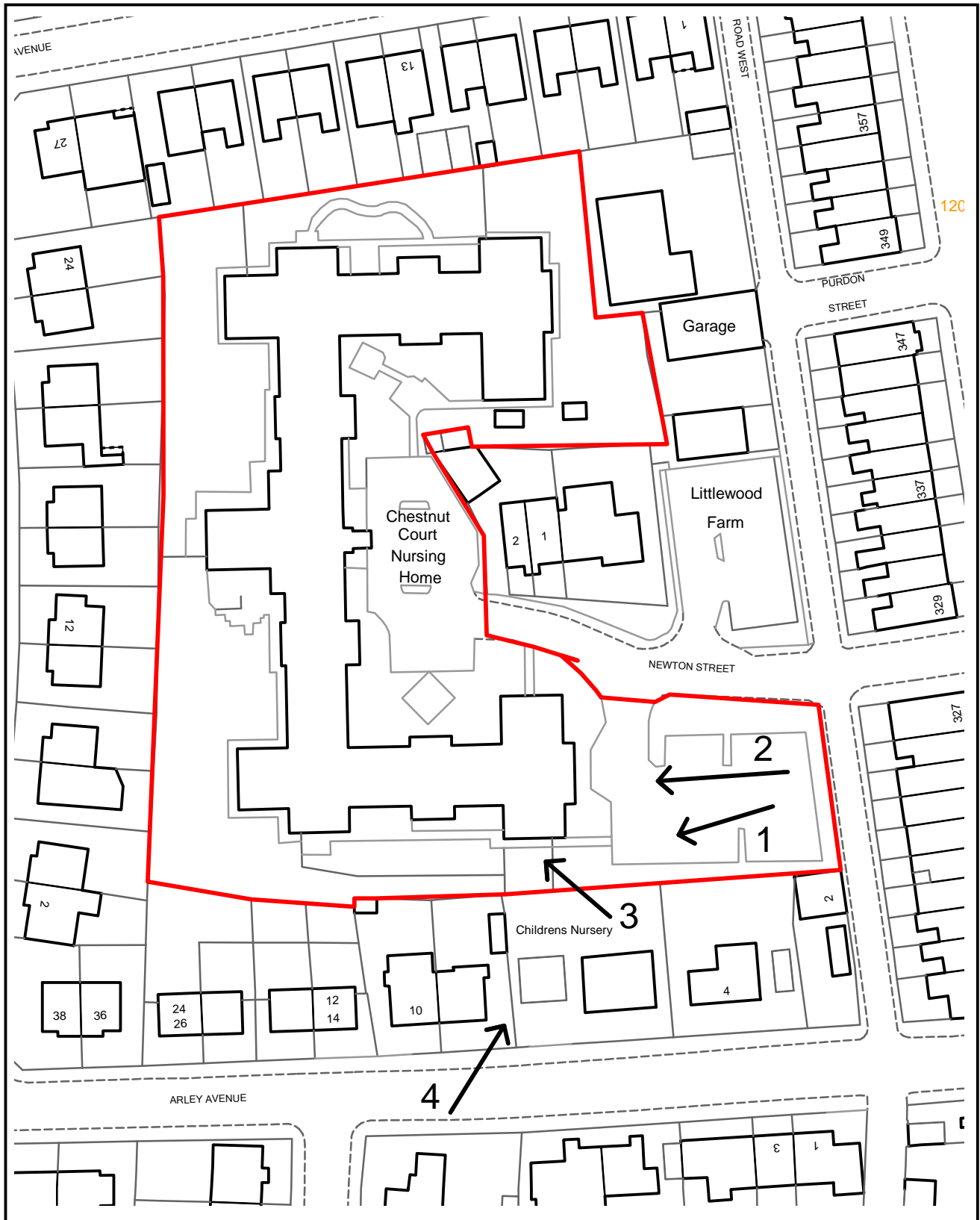
Reason. To protect the air quality in the locality pursuant to Policy EN7/1 - Atmospheric Pollution of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

9. The appliance and arrestment plant shall be operated in line with the instruction and maintenance manual for the appliance installed.

Reason. To protect the air quality in the locality pursuant to Policy EN7/1 - Atmospheric Pollution of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

For further information on the application please contact **Helen Leach** on **0161 253 5322**

Viewpoints

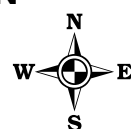


PLANNING APPLICATION LOCATION PLAN

APP. NO 66161

**ADDRESS: Burrswood Care Home,
Newton Street, Bury, BL9 5HB**

Planning, Environmental and Regulatory Services



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66161

Photo 1



Photo 2



66161

Photo 3



Photo 4





Key

- Application Boundary
- Other land under control of the applicant
- Indicative Tree Locations
- Hedge
- Burrswood Care Home and nearby buildings
- Proposed Bio-pod Location
- Soft Landscape Area (Grass)
- Hardstanding Area
- Drain Cover

B	FLUE ROUTING AMENDED TO MINIMISE AMOUNT OF FLUE VISIBLE EXTERNALLY	09.12.20	PAG	BP	HK
A	RED LINE BOUNDARY REVISED LAYOUT OF GREENERY UPDATED	28.07.20	NC	BP	HK
REVISION	DETAILS	DATE	DRN	CHKD	APPD
CLIENT	THE UK DEVELOPMENT GROUP LTD				
PROJECT	BURRSWOOD CARE HOME ENERGY CENTRE				
DRAWING TITLE	PROPOSED SITE PLAN				
DRG No.	NT13503/0084/003		REV	B	
DRG SIZE	A3	SCALE	1:500	DATE	JULY 2020
DRAWN BY	AB	CHECKED BY	BP	APPROVED BY	HK

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General Planting Notes:

1. Tree protection will be in place prior to works commencing. Any existing trees to be retained, are the responsibility of the main contractor on site who will take all necessary protective measures set out in BS 5837:2012.
2. All groundworks and planting operations will be in accordance with the following British Standards:
 - BS 3882 Specification for Topsoil
 - BS 4428 Code of Practice for General Landscape Operations
 - BS 8545 Trees from Nursery to Independence in the Landscape
3. Topsoil depths to be: 300mm.
4. Tree Pits will be dug by the landscape contractor. Pits for containerised shrubs and RB trees to be no deeper than root system and wide enough to accommodate roots when fully spread. Transplants to be notch planted. Tree pits to be backfilled with 300mm topsoil over subsoil.
5. RB and transplant trees to be planted in late October to late March. Container grown plants may be planted at any time of year.
6. Apply peat-free tree and shrub planting compost by thoroughly incorporating it with topsoil into planting holes.
7. All trees and shrubs will be watered in on planting.
8. RB Trees to be supported by 2no. 75mm diameter x 1900mm double stake, cross-bar and tie. Stakes to be cut off at approximately one third of the height of the clear stem of tree.
9. Climbers to be supported by horizontal galvanised steel wires attached to Bio-pod.
10. Surface ornamental bark mulch to be supplied to all planting to a depth of 75mm.
11. All planting areas to be maintained weed free. Any dead or diseased plants will be replaced during the following planting season. Watering to be carried out as necessary to allow plants to thrive through the 5-year establishment maintenance period.

Key

- Application boundary
- Other land under control of the applicant
- Indicative existing tree locations
- Proposed tree planting
- Proposed climbing plants and hedgerow planting to bio-pod
- Burrswood Care Home and nearby buildings
- Proposed bio-pod location
- Soft landscape area (grass)
- Hardstanding area
- Drain cover

Tree planting

Trees

Number	Species	Common Name	Height	Girth	Specification
3	Sorbus 'Joseph Rock'	Rowan 'Joseph Rock'	500-550cm	20-25cm	Semi-Mature :Clear Stem min. 200 :3x :RB

Climbers

Climbers

Number	Species	Common Name	Height	Specification	Pot Size	Density
14	Hedera colchica	Persian Ivy	40-60cm	Caned: Several Shoots: 2 brks: C	2L	2/m
9	Lonicera japonica 'Halliana'	Japanese Honeysuckle 'Halliana'	60-80cm	Caned: Several Shoots: 2 brks: C	2L	2/m

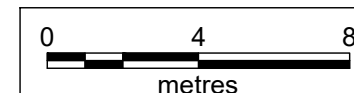
Hedgerow planting


Trees

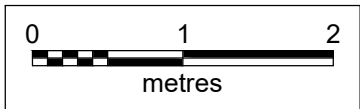
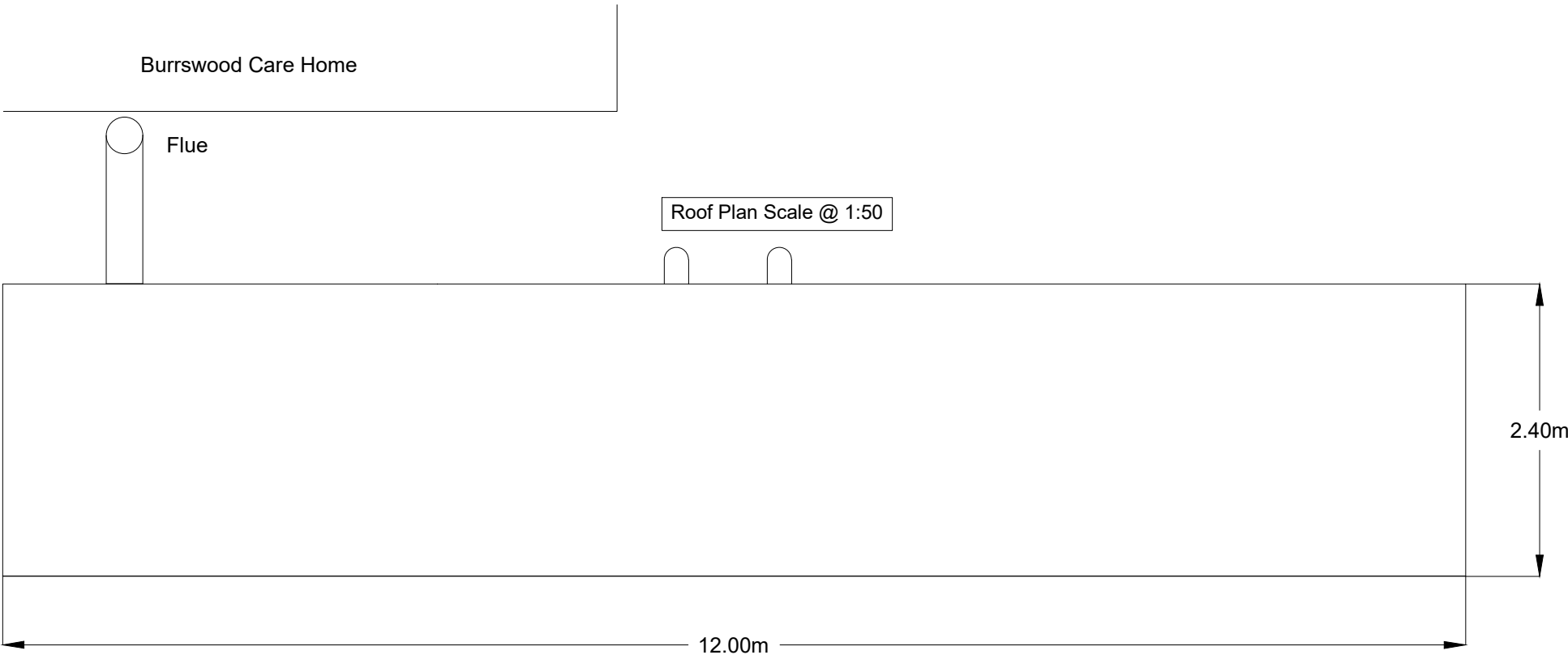
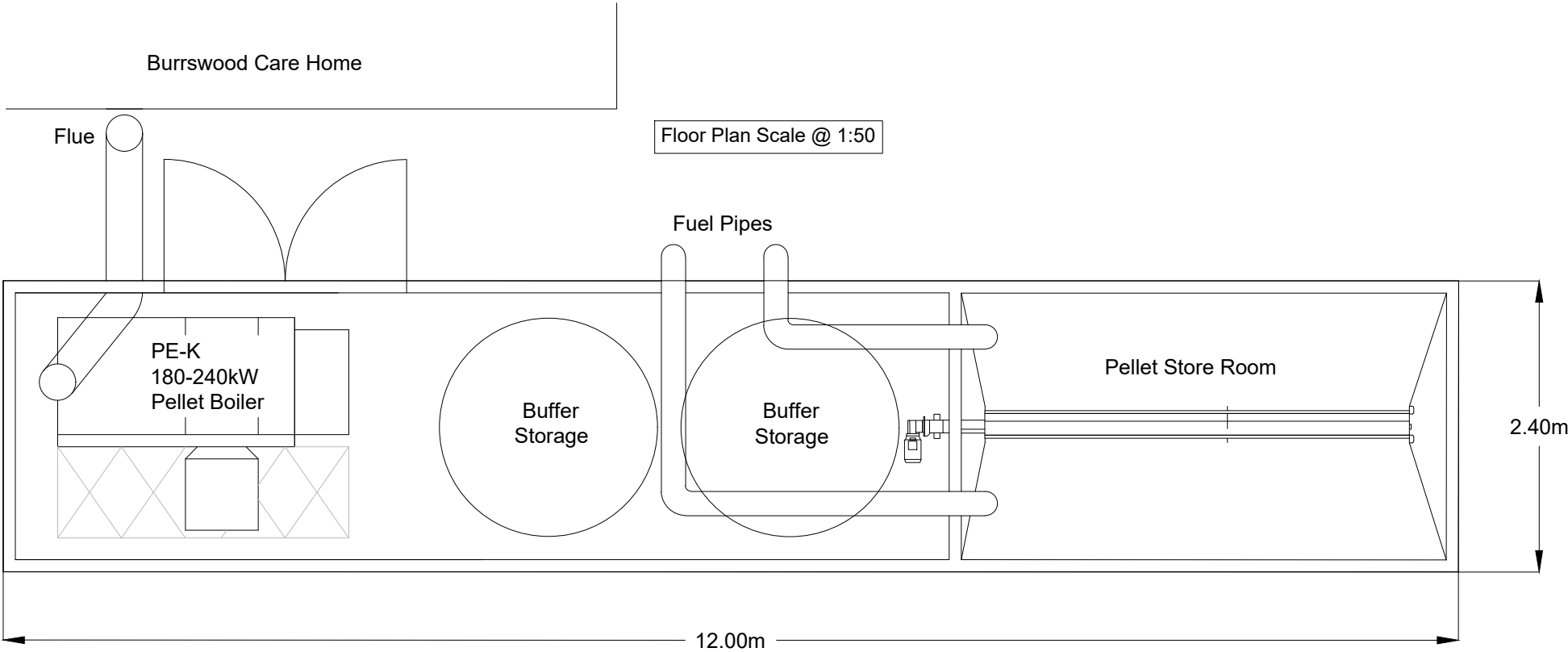
Number	Species	Common Name	Height	Specification	Density
62	Fagus sylvatica	Common Beech	60-80cm	1+2: Transplant - seed raised: B	0.3Ctr Double Staggered at 0.3m offset
21	Fagus sylvatica 'Purpurea'	Copper Beech	60-80cm	1+2: Transplant - seed raised: B	0.3Ctr Double Staggered at 0.3m offset

Shrubs

Number	Species	Common Name	Height	Specification	Pot Size	Density
11	Ilex aquifolium	Common Holly	40-60cm	Leader with Laterals: C	2L	0.3Ctr Double Staggered at 0.3m offset
11	Rosa canina	Dog Rose	60-80cm	1+1: Transplant - seed raised: Branched: 3 brks: B		0.3Ctr Double Staggered at 0.3m offset



REVISION	DETAILS	DATE	DRN	CHKD	APPD
CLIENT THE UK DEVELOPMENT GROUP LTD					
PROJECT BURRSWOOD CARE HOME ENERGY CENTRE					
DRAWING TITLE PLANTING PLAN					
DRG No. NT13503/0084/006		REV -			
DRG SIZE A3	SCALE 1:200	DATE DEC 2020			
DRAWN BY LG	CHECKED BY BP	APPROVED BY HK			
<div><div><div>NEWCASTLE UPON TYNE TEL 0191 232 0943 WWW.WARDELL-ARMSTRONG.COM</div><div><div><input type="checkbox"/> BIRMINGHAM</div><div><input type="checkbox"/> GLASGOW</div><div><input type="checkbox"/> BOLTON</div><div><input type="checkbox"/> LEEDS</div><div><input type="checkbox"/> CARDIFF</div><div><input type="checkbox"/> LONDON</div><div><input type="checkbox"/> CARLISLE</div><div><input type="checkbox"/> MANCHESTER</div><div><input type="checkbox"/> EDINBURGH</div><div><input type="checkbox"/> STOKE ON TRENT</div></div></div></div>					



A	AMENDED INTERNAL LAYOUT + FLUE ROUTING	09.12.20	PAG	BP	HK
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REVISION	DETAILS	DATE	DRN	CHKD	APPD
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CLIENT	THE UK DEVELOPMENT GROUP LTD
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PROJECT	BURRSWOOD CARE HOME ENERGY CENTRE
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DRAWING TITLE	PROPOSED ROOF AND FLOOR PLANS
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DRG No.	NT13503/084/05	REV	A
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DRG SIZE	A3	SCALE	1:50	DATE	JULY 2020
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DRAWN BY	AB	CHECKED BY	BP	APPROVED BY	HK
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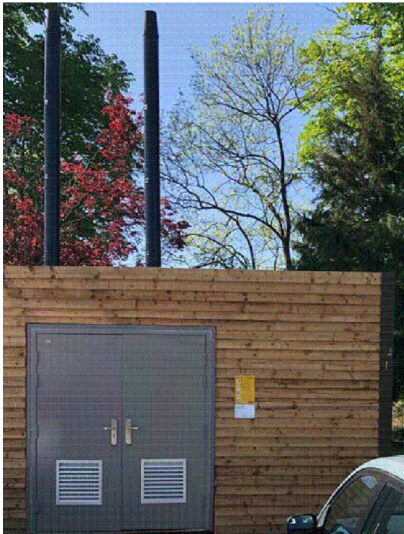
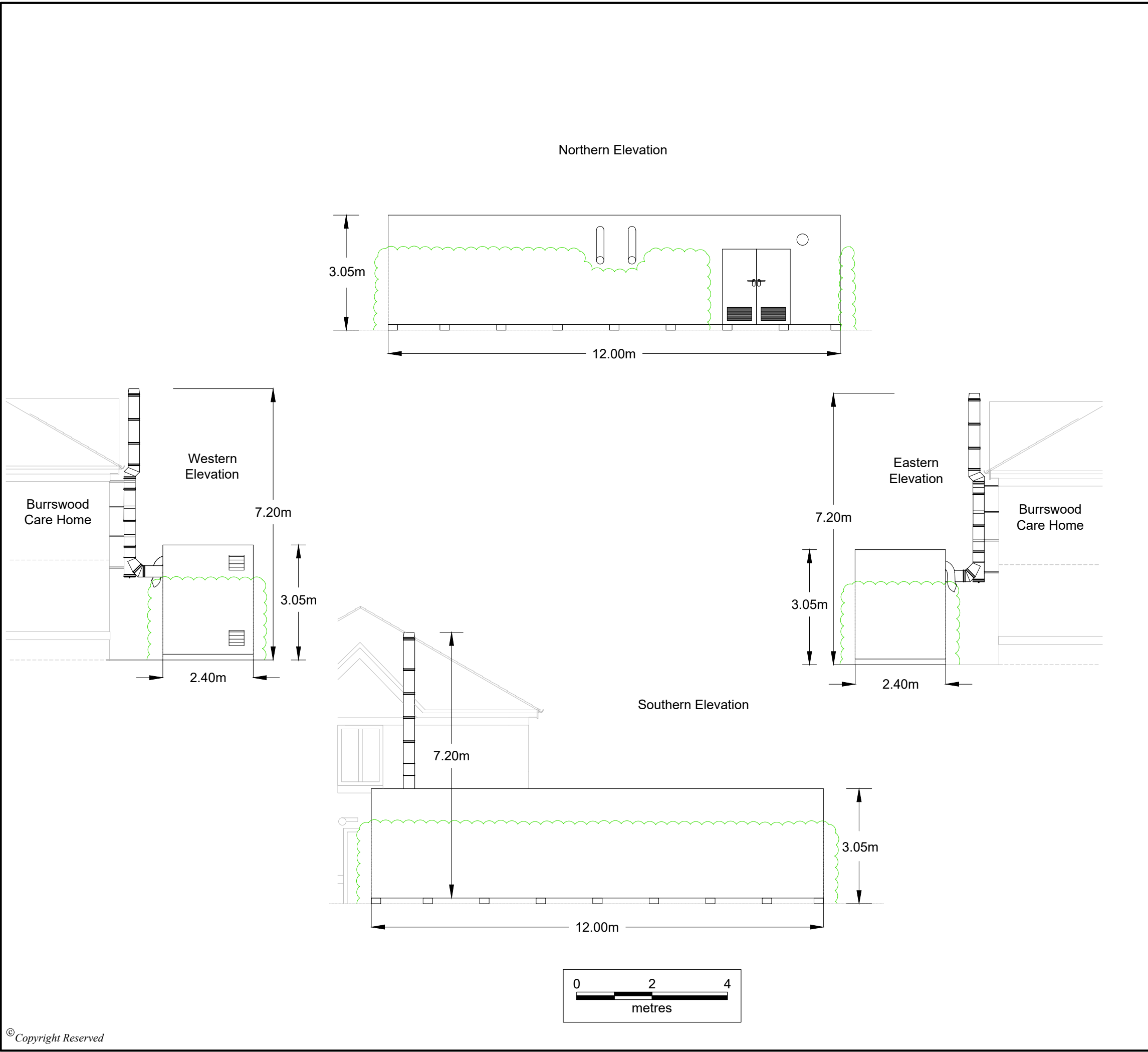
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Note: Wooden Cladding Proposed. Indicative example above.

Biocabin to sit on 9no.150mmx250mmx2400mm wooden railway sleepers.

Reduced amount of visible flue.

C	FLUE ROUTING AMENDED TO MINIMISE AMOUNT OF FLUE VISIBLE EXTERNALLY + AMENDED CARE HOME BACKGROUND	09.12.20	PAG	BP	HK
B	ADDED WOODEN SLEEPER FOUNDATION UNDER BIOCAPIN	12.11.20	PAG	BP	HK
A	CARE HOME DETAILS UPDATED	28.07.20	NC	BP	HK

REVISION	DETAILS	DATE	DRN	CHKD	APPD
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CLIENT	THE UK DEVELOPMENT GROUP LTD
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PROJECT	BURRSWOOD CARE HOME ENERGY CENTRE
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DRAWING TITLE	PROPOSED ELEVATIONS
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DRG No.	NT13503/084/04	REV	C
DRG SIZE	A3	SCALE	1:100
DATE	JULY 2020	APPROVED BY	HK
DRAWN BY	AB	CHECKED BY	BP



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