

ITEM F
Mr James Christie
Lands 100m SW of 56 Ballinteer
Road
Coleraine

C/2014/0055/F
Full Planning

24th June 2015

<u>No:</u>	C/2014/0055/F	<u>Ward:</u>	Macosquin
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Lands 100m SW of 56 Ballinteer Road, Coleraine		
<u>Proposal:</u>	Proposed development of a 500kW Anaerobic Digestion (AD) Plant, Combined Heat and Power (CHP) Plant, Silage Clamp (amendment to 150kW AD Plant previously approved under C/2011/0425/F).		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	27.02.2014
<u>Listed Building Grade:</u>	N/A		
Agent:	Clyde Shanks 5 Oxford Street Belfast BT1 3LA		
Applicant:	Mr James Christie c/o Agent		
Objections:	26	Petitions of Objection:	0
Support:	1	Petitions of Support:	0

Drawings are available to view on the Planning Portal-
www.planningni.gov.uk

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the conditions and informatives set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located adjacent to and to the west of the applicant's farm complex, approximately 45m west of Ballinteer Road, Macosquin. The site, inclusive of the proposed access, comprises agricultural lands. The proposal essentially comprises parts of two fields. The applicant is using an existing access which is located adjacent to the applicant's farmhouse at 56 Ballinteer Road. The SE boundary is defined by a semi-mature hedge; the west NW and SW boundaries are undefined on the ground; farm buildings are located to the east. The lands fall gently from north to south. The farm holding consists of agricultural buildings and farm dwelling as well as surrounding farm land extending to approximately 49 ha.
- 2.2 The site is located in the rural area as defined in the North East Area Plan 2002 and the draft Northern Area Plan 2016 with the character defined by a small number of individual farm groupings and dwellings in the landscape along Ballinteer Road.

3 RELEVANT HISTORY

C/2008/0625/F Lands to the south of No. 56 Ballinteer Road, Macosquin - Retrospective planning application for road side lay-by approximately 35m in width and 10m in depth and weighbridge off Ballinteer Road Granted on Appeal
23.12.2010

C/2011/0425/F lands 100m south-west of 56 Ballinteer Road, Macosquin, Coleraine, BT51 4LZ. Proposed 150kw Anaerobic Digestion Plant with Associated Access Tracks, New Silos and CHP Unit Granted 29.11.2012

4 THE APPLICATION

- 4.1 Planning permission is sought for the proposed development of a 500kw anaerobic digestion (AD) plant, combined heat and power (CHP) plant, silage clamp (amendment to 150kw AD

plant previously approved under C/2011/0425/F). The proposal comprises a primary digester; a pump building, 2 secondary digester / storage tanks; an emergency gas flare; a feed hopper; an office / electrical control room / 500kw combined heat and power plant building; 3 employee car parking spaces; an existing underground slurry tank; a silage clamp; a covered storage clamp, an existing weighbridge and; an existing access location. The height of the tanks are 12m and 9m. The feedstock storage clamps are to be 10.038m high. The location of the various elements is shown on the proposed site plan.

- 4.2 The application was presented to Coleraine Borough Council's Planning Committee on 23rd September 2014 with a recommendation to refuse, and it was agreed to defer the application for an office meeting. This office meeting took place on Friday 10th October 2014.
- 4.3 The proposal was then revised on 4th February 2015 which amended the description to remove the additional European Waste Catalogue (EWC) codes. This now limits the application to products derived from agriculture only.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Twenty Six (26) objectors** making representation on this proposal have been received objecting to the application.

The reasons for objecting are categorised into 10 main areas:

- No Justification
 - no justification for upgrade from 150kw on-farm AD to a fully industrial and completely commercial CAD plant (central anaerobic digester) 500kw enterprise that will not operate within the confines of its agricultural productivity

and will require the cessation of active farming to facilitate the proposal

- no such term as 'centralised farm based AD plant'
 - unacceptable siting (paragraph 3.3.2 of BPG to PPS18 advises that CAD plants have the potential to raise more complex siting issues and that acceptable sites are likely to include those adjacent to existing industrial or in close proximity to a landfill site or a waste transfer station)
 - TNI should report to stakeholders etc in an open forum
 - contradictory roads information submitted
- No Comprehensive Consultation Process
 - the applicant has made a minimal effort to identify, notify and consult stakeholders who would be affected by the proposal and could arguably be seen to misinform the public with regard to the proposals
 - the applicant has failed to provide adequate information stated at paragraph 3.4.1 of the BPG (ie no photomontages; information on grid connection works; no comprehensive details of re potential noise / emissions; no emission dispersion modelling; no community consultation plans)
 - insufficient air quality assessment / failure to provide a sufficient odour management plan / failure to conduct a precise traffic volume survey and submit findings
 - failure to carry out an effective ecological survey / bat survey; unacceptable impact on ecology / failure to consider insignificant community and economic benefit and failure to consult local agri-businesses to the risk to the local economy and local environment outweighing any benefits. Smell and noise impact; amenity issues.
- Planning Policy
 - significant concerns with the data presented in the Transport Assessment (ie failure to carry out carry out a precise traffic volume survey and submit findings; predicted traffic impact is totally inaccurate).
 - Ballinteer Road is totally unsuitable for the proposal.

- weighbridge was approved for farm use only and is unsuitable for commercial use.
 - unacceptable visual impact (in terms of integration and design).
 - landscaping and bund are inadequate / the entire site should be bunded and full tanked overflow collection facilities provided to mitigate against any digestate leakage into nearby unprotected streams.
 - underestimates the feedstock requirements.
 - size of applicant's holding.
 - inadequate storage.
- Site Setting
 - safety implications of proximity of site traffic to the applicants dwelling and traffic continuing along the thoroughfare of the applicants active farmyard. Requests HSE to be consulted.
 - proposes to change the existing weighbridge from farm use only to monitor feedstock throughput. The proposal is unsuitable for commercial use because it would block the public road and result in headlight stare at night.
- Ecology - suggests that an Environmental Impact Assessment determination is required.
- Unacceptable noise impact, in particular from deliveries, pumps, compressors and the power plant.
- Unacceptable air quality impact / no robust odour modelling allowance for neighbours and sensors to monitor odour impact / pest control etc.
- Traffic - proposal is unsuitable for the local road network.
- Inaccurate Industrial Feedstock Sources - there is no commitment from those supplying higher calorific wastes or local farmers to provide the stated feedstock.

- Animal and Human Health.

5.2 There is one letter of support from the Ulster Farmers Union (UFU).

Internal

5.3 **Transport NI:** Has objected to the proposal regarding the number of large vehicles using the unclassified 336 Ballinteer Road (which is subject to a 7.5 tonne weight restriction) and any increase in large vehicles should be limited, where possible.

Health & Safety Executive: Indicated through the DOE Minerals Unit that it only wishes to be consulted on AD plants if they fall within a COMAH or gas pipeline consultation area. This is not the case in this instance.

Environmental Health: Has no objection to the proposal subject to conditions.

DARD Veterinary Services: Has no objection to this proposal.

NIEA Industrial Pollution and Radiochemical Inspectorate: Has no comment to make.

NIEA Water Management Unit: Has no objection in principle and suggested informatives.

NIEA Natural Heritage: Has no concerns regarding the proposed development.

NIEA Historic Monuments Unit: Has no objection to this proposal.

NIEA Land and Resource Management Unit: Has no objection to this proposal.

Northern Ireland Water: Has no objection to this proposal.

6 MATERIAL CONSIDERATIONS

- 6.1 Article 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.”
- 6.2 The development plans are:
- North East Area Plan 2002
 - draft Northern Area Plan 2016
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 Due weight should be given to the relevant policies in the development plan.
- 6.5 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

PPS 1 General Principles

PPS 2 Natural Heritage

PPS 11: Planning and Waste Management

PPS 18: Renewable Energy

PPS 21: Sustainable Development in the Countryside

Supplementary Planning Guidance

Best Practice Guidance to PPS 18 – Renewable Energy

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: Transport Assessment - Traffic/Road Issues; PPS 18 and PPS 11 which cover issues relating to public safety; human health and residential amenity; visual amenity and landscape character and; Local nature resources.

Planning Policy

- 8.2 The site is located within the rural area as defined in the North East Area Plan and draft Northern Area Plan.
- 8.3 The principle of this development proposed must be considered having regard to the PPS policy documents specified above and the supplementary guidance.
- 8.4 PPS18 Renewable Energy is supportive of projects for generating renewable energy providing they will not result in:
- (a) public safety, human health, or residential amenity,
 - (b) visual amenity and landscape character;
 - (c) biodiversity, nature conservation or built heritage interests;
 - (d) local natural resources, such as air quality or water quality;
 - and
 - (e) public access to the countryside.
- 8.5 PPS 11 Planning and Waste Management requires that proposals for the development of a waste management facility will be subject to a thorough examination of environmental effects and will only be permitted where it can be demonstrated that specific criteria are met. A number of these criteria are similar to those assessed under PPS18 in para 8.4. PPS 11 also provides the policy relating to waste collection and treatment facilities and sets out the circumstances where such facilities will be granted planning permission.
- 8.6 PPS 21: Sustainable Development in the Countryside allows for renewable energy projects in accordance with PPS 18 and expects such proposals to satisfactorily integrate into the countryside and to not affect the rural character.

Background of Anaerobic Digestion

- 8.7 Anaerobic Digestion is the process by which plant and animal material (biomass) is converted into useful products (biogas and digestate) by micro-organisms in the absence of air. Biomass is

placed inside sealed tanks and naturally occurring micro-organisms digest it, releasing biogas (a mixture of methane and CO₂) that can be used to provide renewable energy and produce digestate that can be used as fertiliser and soil conditioner.

- 8.8 In terms of the promotion of more sustainable energy Para 3.1.3 of Best Practice Guidance to PPS18 states that the process of anaerobic digestion has the benefit of using waste substances that are otherwise difficult to dispose of in an environmentally acceptable manner while producing energy which is effectively carbon neutral. This is due to the fact that the carbon released is approximately equal to the carbon absorbed from the atmosphere by the plants which constitute the origin of the organic waste.

Transport Assessment - Traffic/Road Issues

- 8.9 On 4th February 2015 the applicant revised the proposal to limit the feedstock to agriculture only. This removed much uncertainty relating to traffic movements, numbers, and types of vehicles using Ballinteer Road and accordingly the applicant has revised the Transport Assessment Form (TAF) and associated table.
- 8.10 The figures provided on the revised TAF suggests movement of approximately 2 loads per day. On 30 days of the year, spread throughout the year, there will be up to 82 daily additional vehicle movements
- February - 5 days spreading (digestate) (up to 37 vehicles per day)
 - May - 5 days cutting (crops) (up to 41 vehicles per day)
 - June - 5 days spreading (up to 37 vehicles per day)
 - July - 3 days cutting (up to 41 vehicles per day)
 - August - 5 days spreading (up to 37 vehicles per day)
 - September - 2 days cutting (up to 41 vehicles per day)

- October - 5 days (up to 37 vehicles per day)

- 8.11 The applicant's transport consultant studied an existing 500kW agricultural AD plant and has confirmed that the 'real time' data reinforces the figures provided in the TAF confirming that the plant consumes 30 tonnes per day or 2 loads. A senior Renewable Energy Technologist at DARD was asked to verify traffic information in relation to another 500kW AD. It was advised that a 500Kw AD (as proposed) would require approximately 1.2 acres of land (in the context of Northern Ireland) to produce 1Kw of power, subject to a number of factors, including the land and how this is managed. There was further advice that 2 silage trailers (the figures quoted here) is reasonable. On the basis of the information and advice from DARD regarding the source of feedstock and vehicle movements, if sourced off site, this appears to be accurate.
- 8.12 The 'real time' figures confirmed digestate spreading of 3000 tonnes which occurred over 7 days in late March early April. This was completed at an average of 33 loads per day. The applicant's figures have predicted @ 37 loads per day which is comparable.
- 8.13 Transport NI has provided traffic figures for Ballinteer Road which has a Weight Restriction Order (WRO). The 24 hour flow over a working week averaged a total of 186 vehicles of which 25 of these were Heavy Goods Vehicles (HGVs).
- 8.14 Therefore an increase of 2 loads per day equates to a net increase of @1% vehicles over a 24 hour period. On a further 30 days, spread throughout the year, there would be a net increase of up to 82 vehicles per day (in the months of May, July and September) or a @46% increase. Transport NI consider these increases to be unacceptable and contrary to Policy AMP2 of PPS 3. However, this must be balanced against the wider environmental, economic and social benefits of this proposal as a renewable energy project must be given significant weight in determining whether planning permission

should be granted. A key benefit is that the facility will use waste substances that are difficult to dispose of in an environmentally acceptable manner. It will generate heat and electricity and result in reduced greenhouse gas emissions through the use of renewable energy.

- 8.15 It should be noted that a WRO applies to through traffic only. Furthermore, the applicant has assumed its figures with no reliance placed on the use of road HGVs, albeit it could be. The figures have also been based on typical trailer and tanker capacities (14 tonnes/16 tonnes) and not the largest available (18 tonnes / 21 tonnes). Using larger vehicles would reduce the number of vehicle movements.

Consideration of Planning Policy Statement 18

Public safety, human health and residential amenity.

- 8.16 The breakdown of organic material is, by its nature, an odorous process. Odour, emissions, dust control and noise are material considerations in the determination of applications for anaerobic digesters. Although it is not stated at section 1a of the P1 application form, the Transport Assessment form advises that the applicant lives adjacent to the site and the blue line of the site location plan shows 56 Ballinteer Road within the applicant's ownership, and it is assumed that the applicant lives at 56 Ballinteer Road. The nearest third party dwelling is approximately 36m to the east of the site boundary.
- 8.17 An agent's letter dated 21.02.2014 advises that the farm has silage storage in-situ; cattle slurry is presently stored in an underground storage tank and an open-topped slurry storage tank is adjacent to the cattle shed; all feedstocks will be pumped within a sealed treatment process as opposed to an open storage tank; once the AD is commissioned, all material will be pumped in sealed pipework to the AD plant where it will be digested in a controlled and enclosed environment.

- 8.18 The Combined Heat and Power (CHP) unit will be accommodated within an acoustic enclosure and positioned in a position similar to that previously approved, 70m from the nearest noise sensitive receptor. The building housing the CHP will be constructed in EchoCheck blocks. Any machinery movements will not differ from existing agricultural activities on the farm and are to be carried out with similar machinery.
- 8.19 The proposed silage clamp is to be located 50m from the nearest noise sensitive receptor (58 Ballinteer Road). The part of the clamp nearest to 58 Ballinteer Road is enclosed and is separated by a landscape bund with indigenous woodland planting.
- 8.20 The digestate is to be stored within the storage tank and subsequently landspread on the respective landholding as per normal practice within the requirements of the Nitrates Directive.
- 8.21 The applicant's agent subsequently submitted a Noise and Air Quality Assessment on 09.06.14. Environmental Health has assessed the air quality, odour, noise and lighting impacts of the proposal and found them to be acceptable, subject to the imposition of conditions.
- 8.22 DARD Veterinary By-Products advise that the proposal should not have any detrimental effect on animal or public health resulting from the improper handling of animal by-products. The proposal will not cause demonstrable harm by way of water and soil pollution.
- 8.23 There is also a requirement for the facility to be appropriately licensed and controlled. The facility will be required to operate in accordance with conditions outlined in any licence/permit issued by NIEA Land and Resource Management, a licence will only be granted if NIEA concludes that the environmental impact from the operation would be acceptable. Mitigation will

be in place to ensure no adverse impact on human health or amenity.

Visual amenity and landscape character

- 8.24 Anaerobic digesters, by their nature, require buildings and structures of an industrial character. The area surrounding the site is predominantly agricultural, with much of the land being used for grazing. The proposal is ancillary to and grouped with the existing farm complex. The proposal is sited adjacent to structures of similar scale, height and massing. Given this, the design of the structures are considered acceptable.
- 8.25 The finished floor levels of the proposed elements are below the land levels of the adjacent lands to the east and north-east, as shown on the site plan and sections drawings. There are no significant changes in land levels, relative to existing land levels. Public views are limited. The visual impact is acceptable in the landscape and the proposal will not have an unacceptable visual impact on any area designated for its landscape quality. The proposal is acceptable in terms of integration and could accommodate the proposal; the proposal takes advantage of existing topography / vegetation, with additional planting along the south-west and south-east boundaries. The proposal is designed to be compatible with the character of the surrounding area and adjacent land uses. The proposed bund is also shown on the site plan and sections drawing and the finishes are acceptable.
- 8.26 There are no nature conservation or built heritage concerns at the site.

Local nature resources

- 8.27 Environmental Health has assessed the air quality and odour impacts of the proposal and found them to be acceptable, subject to the imposition of conditions to mitigate against potential impacts. The proposal will not cause demonstrable harm by way of water and soil pollution.

Consideration of Planning Policy Statement 11

- 8.28 This proposal is considered to be a waste management facility and therefore be considered within the context PPS11.
- 8.29 As stated under the assessment in relation to PPS18 para 8.10-8.13 the surrounding area is predominately agricultural, with much of the land being used for grazing. There does not appear to be a significant or unacceptable impact on the residential amenity of unrelated dwellings due to noise, odour, increased traffic, or an adverse impact on the environment. The visual impact is also acceptable as set out in para. 8.23. There is no identified impact on nature conservation or archaeological / built heritage interests and access / turning is available on site with Transport NI raising no objection in relation to access arrangements.
- 8.30 In terms of the types of waste to be deposited, much of the feedstock is to be delivered directly from the surrounding farm holding to the proposal and land taken in conacre in Balnamore (near Ballymoney). The applicant has the ability to secure additional land, if required. Any further deliveries would appear to remain of a frequency which already serves the farm-holding with the possible exception of about 30 days per year which is not considered unreasonable. The material to be utilised is clearly identified (including the relevant European waste codes) and will be subject to licensing from NIEA Land and Resource Management. A licence/permit will only be granted if NIEA concludes that the environmental impact from the operation would be acceptable and reflects the use of Best Available Techniques. Current information would indicate that the proposal will not pose a serious environmental risk to air, water or soil resources and that flooding is not an issue.
- 8.31 Policy WM 2 details the planning policy relating to waste collection and treatment facilities and sets out the circumstances where such facilities will be granted planning permission.

- 8.32 The first requirement is that there is a need for the facility as established through the Waste Management Strategy and Waste Management Plan. While the Waste Management Strategy does not specifically identify a need for this facility it does include a number of key objectives including to maximise the re-use, recycling and recovery of materials entering the waste stream and ensuring that waste is managed with minimum impact on the environment and public health. However, the WMS is strategic document which more specifically relates to larger government / council facilities.
- 8.33 Criterion (b) requires that the proposed facility is the Best Practicable Environmental option (BPEO) and the submitted statement of support identifies the current proposal as the BPEO.
- 8.34 In relation to criterion (c) the proposal is suitably located and is close to the group of existing buildings on the farm. The visual impact of the proposal is acceptable and will not result in unacceptable adverse environmental impact.
- 8.35 Criterion (d) is more applicable to regional scale waste collection or treatment facilities rather than a 500kW AD. However, the proposed built development associated with the proposal is appropriate to the nature of the waste to be processed, incorporates measures to maximise energy recovery, and will not result in an unacceptable adverse environmental impact that cannot be prevented or appropriately controlled.

Other Issues

- 8.36 It is important to note the revised proposal which is seeking to limit the AD to products derived from agriculture only, and no other industrial feedstocks. Furthermore, the type and quantity of feedstocks are controlled via Waste Management Licences.

- 8.37 Planning policy comprised in PPS18 and its Supplementary Guidance is a promotive policy which encourages such proposals, subject to environmental, landscape, visual and amenity impacts being adequately addressed. Planning consent C/2011/0425/F has secured the principle of an AD on at this site. The proposed uplift will not have a significant impact on the environment. Even though Transport NI has concerns over the number of traffic movements, this would be considered to be a negligible increase throughout the year.
- 8.38 Notwithstanding the objection from Transport NI, there is no other objection from any consultee. As the proposal complies with PPS 11 and PPS 18, it does not conflict with PPS 21 as the proposal satisfactorily integrates into the countryside and does not affect the rural character.

9 CONCLUSION

- 9.1 The proposed development is considered acceptable in this location having regard to the Area Plans and other material considerations. The proposal has now reduced uncertainty relating to traffic generation and movement as the amended scheme remove's other feedstocks and EWC's. The proposal complies with planning policy and is acceptable in terms of its layout and appearance. In accordance with para 52 and para 59 of PPS 1, no significant harm would be caused to neighbouring amenity and there would be no demonstrable harm. Approval is recommended.

10 CONDITIONS

10.1 Regulatory Conditions:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. The waste materials accepted at the facility hereby approved shall be restricted to the European Waste Catalogue Code 02 01 06 animal faeces, urine, manure, (including spoiled straw), effluent, collected separately and treated off-site. The other feedstock materials shall be restricted to grass silage, straw, beet and maize silage.

Reason: In the interests of amenity.

3. In relation to the acceptable Organic feedstocks; silage and maize shall be stored in the covered open clamp with farm animal slurries held in sealed storage tanks.

Reason: In the interests of amenity.

4. The energy crop materials to be accepted and processed shall be restricted to those originated from the associated farm holding only.

Reason: In the interests of amenity of residents living in the surrounding area and in the interests of environmental pollution.

5. The CHP unit as indicated on stamped approved drawing No 03 which was received on 24th February 2014 shall be used only in conjunction with the anaerobic digestion facility hereby approved and for no other purpose.

Reason: In the interests of the character and amenity within this rural location.

6. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the facility becoming operational.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

7. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the planning authority, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

8. The emission stack serving the gas engine of the CHP plant as identified on Drawing No 06 (date stamped 24th February 2014) shall have an effective stack height of 3 metres*.

Reason: In the interests of air quality and residential amenity.

9. Agricultural feedstock (grass silage) accepted at the development hereby approved shall be stored in the covered feedstock storage clamps as identified on Drawing No 06 (date stamped 24th February 2014). Only one clamp shall be uncovered for silage deposition or removal at any one time.

Reason: In the interests of residential amenity.

10. All feedstocks accepted at the development hereby approved shall be pumped within a sealed/enclosed and airtight treatment process. There shall be no other open storage of feedstock, which is in addition to the existing underground storage tank and open-topped slurry tank exclusive to cattle slurry, as detailed within document reference CHR1000, date stamped 24th February 2014.

Reason: In the interests of residential amenity.

11. All digestate shall be conveyed from the digester tanks via sealed/enclosed systems to the digestate tankers for transportation off site.

Reason: In the interests of residential amenity.

12. Within 3 months of the development first becoming operational, a noise survey shall be undertaken to demonstrate that the cumulative noise impact emanating from the permitted development can meet the target noise level of 30dB LAEq (5 mins) night at the boundary of the nearest noise sensitive receptor. The planning authority shall be advised of the date of the noise survey at least 2 weeks prior to the event, to enable them to witness the measurement. A report of the survey shall be submitted to and agreed in writing by the planning authority. If the target noise level of 30dB LAEq (5 mins) night at the boundary of the nearest noise sensitive receptor is exceeded then further mitigation should be undertaken to reduce noise until the target level is achieved within a timeframe specified by the planning authority.

Reason: In the interests of residential amenity.

13. All vehicles operating within the development site shall be fitted with tonal reversing alarms.

Reason: In the interests of safety.

14. All vehicle movements within, to, or from the site shall be limited to within the hours of 07.00 to 23.00.

Reason: In the interests of residential amenity.

To note:

*“Effective stack height” means a) if away from buildings actual stack height is no less than 3 metres. b) if attached to or on top of a building the stack tip must be no less than three metres above roof ridge. c) if there are other buildings within a distance of 5L from the point of discharge, the top of

the stack must be no less than 3 metres above the roof ridge of the highest building, as defined within the Environment Agency Document entitled, Standard Rules SR2010No16 – On-farm anaerobic digestion facility including use of the resultant biogas. L is the lesser of the two measurements of building height and maximum width of the building”.

ANNEX

Date Valid	24th February 2014
Date First Advertised	15th March 2014
Date Last Advertised	

Details of Neighbour Notification (all addresses)

100 Ballinteer Road North Ballinteer Macosquin

103 Ballinteer Road North Ballinteer Macosquin

302 Windyhill Road North Ballinteer Artikelly

31 Ballinteer Road South Ballinteer Macosquin

35 Ballinteer Road South Ballinteer Macosquin

37 Ballinteer Road,Macosquin,Coleraine,Co. Londonderry

37 Ballinteer Road,Macosquin,Coleraine,Co. Londonderry,BT51 4LZ

37 Ballinteer Road,Macosquin,Coleraine,Co. Londonderry,BT51 4LZ

37 Ballinteer Road,Macosquin,Coleraine,Co. Londonderry,BT51 4LZ

45 Ballinteer Road South Ballinteer Macosquin

47 Ballinteer Road South Ballinteer Macosquin

475 Antrim Road Skegoneill Belfast

50 Ballinteer Road South Ballinteer Macosquin

The Owner/Occupier,

57 Ballinteer Road,South Ballinteer,Macosquin,Coleraine,Londonderry,BT51 4LZ,

58 Ballinteer Road South Ballinteer Macosquin

The Owner/Occupier,

59 Ballinteer Road,South Ballinteer,Macosquin,Coleraine,Londonderry,BT51 4LZ,

The Owner/Occupier,

59a Ballinteer Road,South Ballinteer,Macosquin,Coleraine,Londonderry,BT51 4LZ,

61 Ballinteer Road South Ballinteer Macosquin

The Owner/Occupier,

61 Ballinteer Road,South Ballinteer,Macosquin,Coleraine,Londonderry,BT51 4LZ,

63 Ballinteer Road South Ballinteer Macosquin

63 Ballinteer Road,Coleraine,BT51 4LZ

63 Ballinteer Road,Coleraine,Co. Londonderry,BT51 4LZ

65 Ballinteer Road South Ballinteer Macosquin

70 Ballinteer Road North Ballinteer Macosquin

72 Ringrash Road Ballyvennox Macosquin

76 Ballinteer Road North Ballinteer Macosquin

89 Ringrash Road Ringrash Beg Macosquin

91 Ballinteer Road North Ballinteer Macosquin

95 Ballinteer Road North Ballinteer Macosquin

96 Ringrash Road Ringrash More Macosquin

97 Ballinteer Road North Ballinteer Macosquin

Date of Last Neighbour Notification	25th February 2014
Date of EIA Determination	13th March 2014
ES Requested	No