Appendix 2 : Summary of applicants supporting information

Air quality impact assessment - this considers the air quality impacts associated with the operation of the boiler unit and flue stack and assesses impacts on nearby sensitive receptors. The assessment considers the impact of emissions from the proposed and existing boiler installation of nitrogen dioxide (NO2) and particulate matter (in the PM10 and PM2.5 fractions). The assessment indicates that in relation to human health impacts: -

- the impacts from the installation are predicted to be of substantial Adverse significance at the 1-bedroom apartment immediately adjacent to the building housing the biomass installation;
- increasing the height of the stack to a minimum 8.0m above ground level is required to ensure that the worst-case impacts are no more than of Moderate Adverse significance;
- the predicted impacts are of Negligible significance in terms of the annual mean and insignificant in terms of the short-term concentrations at all other sensitive receptors considered in the study area, irrespective of stack height;
- the assessment concludes that there is no significant change in the predicted annual mean airborne concentrations at either 5.6m or 8.0m stack heights.

Design statement – this document offers a site analysis and assessment against policy. In terms of policy, it indicates that the proposal provides for conversion of a non-residential building and represents environmental improvement by utilising a derelict building in a manner that is consistent with the character and pattern of existing buildings. It suggests that the development will be compatible with surrounding land uses and advises that the living accommodation will be occupied by a family member who works for the business. It suggests that the building is suitable for conversion in accordance with policy. In terms of design, it suggests that the existing building dictates the massing and advises that no additional openings will be formed. It identifies the boundary treatments proposed and that the existing access will be utilised. It concludes that approval of the proposal is justified.

Structural information - This concludes that the building is suitable for the proposed alterations. The stone walls are in fair condition, timber lintels are to be replaced by concrete lintels and a condition survey of the existing timber roof should be undertaken by a specialist.

Bat survey – Identified that a single pipistrelle bat returned to a roost site within the ridge of the building. Notes that due to the nature of the bat roost and active use of the boiler room, any disturbance caused by works in this area are likely to be negligible. The report makes general recommendations but advises that a protected species license is not required provided works do not affect the roof of the boiler house.