

From: GREENWOOD, Ben <Ben.Greenwood@cheshirewestandchester.gov.uk>

Sent: 22 Aug 2022 10:27:57

To: DMSMyEmails@cheshirewestandchester.gov.uk

Cc:

Subject: FW: [External] 22/00070/FUL - Innospec Manufacturing Park

Attachments:

From: DOYLE, Martin <Martin.Doyle@cheshirewestandchester.gov.uk>

Sent: 18 August 2022 17:29

To: GREENWOOD, Ben <Ben.Greenwood@cheshirewestandchester.gov.uk>

Subject: RE: [External] 22/00070/FUL - Innospec Manufacturing Park

Hi Ben

On that basis and taking into account those same locations will be subject to higher backgrounds from motorway noise, I would accept that noise can be screened out without the need for further assessment.

Kind regards

Martin Doyle

Lead Environmental Protection Officer – Public Protection

Cheshire West and Chester Borough Council

Tel: 07824 823010

Email: martin.doyle@cheshirewestandchester.gov.uk

Location: 1st Floor East Wing, Wyvern House, The Drumber, Winsford, Cheshire, CW7 1AH

Visit: www.cheshirewestandchester.gov.uk



From: GREENWOOD, Ben <Ben.Greenwood@cheshirewestandchester.gov.uk>

Sent: 18 August 2022 13:44

To: DOYLE, Martin <Martin.Doyle@cheshirewestandchester.gov.uk>

Subject: RE: [External] 22/00070/FUL - Innospec Manufacturing Park

Hi Martin,

Would you be able to assist on this?

Many Thanks

Ben

From: GREENWOOD, Ben

Sent: 29 July 2022 16:05

To: Martin Doyle () <martin.doyle@cheshirewestandchester.gov.uk>

Subject: FW: [External] 22/00070/FUL - Innospec Manufacturing Park

Hi Martin,

Further to your advice on this in respect the noise assessment the applicant has provided the attached noise screening report.

If you could advise on its acceptability and if necessary update your comments, much appreciated.

Ben

From: Janet Newton <Janet.Newton@innospecinc.com>
Sent: 29 July 2022 15:46
To: GREENWOOD, Ben <Ben.Greenwood@cheshirewestandchester.gov.uk>
Cc: David Nicholls <David.Nicholls@innospecinc.com>
Subject: RE: [External] 22/00070/FUL - Innospec Manufacturing Park

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Ben,
Sorry to have taken so

long to come back to you on this.

Please find attached rudimentary screening to show noise levels at the nearest noise sensitive receptor are below 30dB

Regards
Janet

From: GREENWOOD, Ben <Ben.Greenwood@cheshirewestandchester.gov.uk>
Sent: 29 June 2022 12:52
To: Janet Newton <Janet.Newton@innospecinc.com>
Subject: RE: [External] 22/00070/FUL - Innospec Manufacturing Park

Hi Janet,

This is the response I have had from our EP Officer:

“With regard to noise, I would envisage that they just need to extrapolate the known level over the relative distances to nearest committed development for residential properties. I think it’s about 800m which by the time you run the numbers, 75dB @ 1m, the actual level at receptor is going to be very low, well below 30dB. Backgrounds in the area are high due to the motorway and other industry, so something that rudimentary will be fine to screen out the need for a full acoustic assessment. We’re just asking them to confirm the obvious to be fair to demonstrate compliance with policy.”

If you have any further questions please let me know?

Regards

Ben Greenwood
Senior Planning Officer
Cheshire West and Chester Borough Council

Tel: 07795616903

Email ben.greenwood@cheshirewestandchester.gov.uk

Location: The Portal, Wellington Road, Ellesmere Port, Cheshire, CH65 0BA

Visit: www.cheshirewestandchester.gov.uk

From: Janet Newton <Janet.Newton@innospecinc.com>
Sent: 21 June 2022 11:34
To: GREENWOOD, Ben <Ben.Greenwood@cheshirewestandchester.gov.uk>
Subject: RE: [External] 22/00070/FUL - Innospec Manufacturing Park

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Morning Ben,

With regard to pre-commencement condition 6. The original comments from Martin Doyle stated “This Unit notes the absence of a noise assessment but this can be conditioned. Given the location and what is being replaced, it is likely that this noise be screened out without the need of a full acoustic assessment pending submission of relevant information”.

The equipment we are installing has been specified with a noise rating of 75dB(A) at 1m.

We did some background measurements at the site boundary last week, which were coming out at around 52dB(A) – excluding the peaks for road noise (we will get an LA90 done this week or next). The distance from the edge of the proposed development to the site boundary is a minimum of 90m.

Would it be acceptable for us to screen this out without a full acoustic assessment, as I am confident we will be 5dB(A) below the background at our boundary.

There are no noise sensitive receptors any closer than that.

Regards

Janet

From: GREENWOOD, Ben <Ben.Greenwood@cheshirewestandchester.gov.uk>

Sent: 17 June 2022 15:22

To: Janet Newton <Janet.Newton@innospecinc.com>

Subject: RE: [External] 22/00070/FUL - Innospec Manufacturing Park

Hi Janet,

Received with thanks.

I have forwarded the detail onto the Councils Ecologist and Environmental Protection Unit for review.

To allow our consultees to respond I would be grateful if we could agree to a further extension to the determination period to the 15th July 2022.

Regards

Ben

From: Janet Newton <Janet.Newton@innospecinc.com>

Sent: 17 June 2022 13:45

To: GREENWOOD, Ben <Ben.Greenwood@cheshirewestandchester.gov.uk>

Cc: Daniel Jones <djones@guidehouse.com>

Subject: RE: 22/00070/FUL - Innospec Manufacturing Park

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Ben,
Please find attached an

updated plan and elevation for our new energy centre.

I have also attached a revised emissions model based on the new engines. When we reviewed the document originally submitted we realised that there had been an error in the way the emissions were stated relative to the oxygen concentration. This has now been corrected in the new model and has led to the stack height increasing to 17m.

Best Regards

Janet

 **Janet Newton**
Project Process Engineer
Innospec Limited
Innospec Manufacturing Park
Oil Sites Road
Ellesmere Port
Cheshire
CH65 4EY

Tel: 0151 348 5807

My working days are Mon, Tues, Wed

From: GREENWOOD, Ben <Ben.Greenwood@cheshirewestandchester.gov.uk>
Sent: 06 June 2022 16:18
To: Janet Newton <Janet.Newton@innospecinc.com>
Subject: [External] 22/00070/FUL - Innospec Manufacturing Park

Hi Janet,

22/00070/FUL - Erection of a new purpose-built Energy Centre to supply thermal and electrical energy across the Innospec manufacturing site.

I can confirm that we have now had all the consultation responses for the above application and I am in the position to be able to issue the permission subject to the below planning conditions. Please note if planning permission is granted for your proposed development the Council intends to grant that permission subject to one or more pre-commencement conditions 6 & 7. In accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 I am writing to seek your written agreement to the terms of the condition(s) as attached.

Please reply to this email within 10 working days, confirming one of the following:

- that you agree to the terms of the condition(s); or
- that you do not agree to the imposition of the condition(s); or
- that you are providing comments on the condition(s).

The Council may only impose the condition(s) if you agree to the condition(s) or if you do not respond within 10 working days. If you are unable to provide a substantive response within 10 working days please let me know.

Also I would be most grateful if you could agree an extension to the determination date to the 21th June 2022 within which time I can get your permission issued out to you.

CONDITIONS

1. *The development hereby permitted shall be begun before the expiration of three years from the date of this permission.*
2. *Reason - To comply with Section 91 of the Town and Country Planning Act 1990.*
3. *The development hereby approved shall be carried out in accordance with the plans submitted with the application.*

Reason - For the avoidance of doubt and in the interests of proper planning.

4. *The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified on the application form and approved plans. For the avoidance of doubt the building shall be finished with plastisol coated box profile cladding in 'Goosewing Grey' (BS:10A05 / RAL 7038).*

Reason - To ensure that the external appearance of the development is appropriate to its surroundings.

5. *No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.*

Reason - This pre-commencement condition is required to prevent the increased risk of flooding both on and off site and ensure satisfactory drainage facilities are provided to serve the site.

6. *Prior to the installation of any plant / mechanical extraction for the proposed development, where required, a scheme to control noise from the premises shall be submitted to and approved in writing by the Local Planning Authority.*

i) The scheme shall ensure that the rating level of noise emitted from any plant associated with the proposed development shall be 5 dB(A) below the background noise level (as measured as an LA90) at any time as measured at the nearest noise sensitive receptor. The measurement and assessment shall be made in accordance with BS 4142:2014 'Methods for rating and assessing industrial and commercial sound'

ii) The scheme shall be implemented in full prior to operation and retained thereafter; any variation to the agreed scheme shall be agreed in writing with the Local Planning Authority prior to any works being undertaken. All equipment shall be maintained according to manufacturers' recommendations

Reason - To prevent an increase in background noise levels and to prevent a loss of amenity to the residential properties.

7. No development shall commence until the following components (a to d) of a structured scheme to deal with the risks associated with actual or potential contamination of the site have each been submitted to and approved in writing by the Local Planning Authority:

- a. A preliminary risk assessment which identifies:
 - all previous uses on or within influencing distance of the site
 - potential contaminants associated with those uses
 - a conceptual model indicating the sources, pathways and receptors of contamination
 - actual or potentially unacceptable risks arising from contamination.
 - initial remediation options.*
- b. A detailed scheme of site investigation based on component (a) from which a detailed assessment of risk to all current and future receptors that may be affected, including those off site, will be derived.*
- c. A remediation options appraisal and implementation strategy, based on the detailed results of (b), giving full details of the remediation measures required and how they are to be undertaken.*
- d. A verification plan providing details of the data that will be collected in order to demonstrate that the remediation works set out in (c) are complete and effective and identifying any requirements for longer-term: - monitoring of pollutant linkages; maintenance, contingency actions and reporting.*

The pre-development structured scheme shall be implemented as approved.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks.

8. If during site preparation, demolition or development works contamination is encountered or is suspected in areas where it had not been anticipated:

- *being from an existing risk assessed source and*
- *containing comparable risk assessed substances and*
- *affecting an already risk assessed pathway or receptor*

that could be addressed by simple extension of the approved measures to a larger area.

Then the LPA shall be notified promptly in writing confirming the areas affected, the approved investigation, remediation and validation measures to be applied and the anticipated completion timescale.

However, if the contamination is:

- *from a different source or*
- *contains a new contaminative substance or*
- *affects a new pathway or receptor*

Then revised proposals for detailed investigation, risk assessment, remediation and verification shall be submitted for the written approval of the LPA prior to all but urgent remediation works necessary to secure the area and control pollution risks.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks.

9. No part of the development site approved by this permission shall be occupied until:

- a. *all components of the pre-approved or revised remediation measures to deal with the risks associated with actual or potential contamination of the site, relevant to that part, have been completed and*
- b. *written evidence of satisfactory remediation completion and of the suitability of that part of the site for occupation has been submitted to and accepted by the LP.*

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks.

Regards

Ben

Ben Greenwood
Senior Planning Officer
Cheshire West and Chester Borough Council

Tel: 07795616903

Email ben.greenwood@cheshirewestandchester.gov.uk

Location: The Portal, Wellington Road, Ellesmere Port, Cheshire, CH65 0BA

Visit: www.cheshirewestandchester.gov.uk

Disclaimer:

If you are not the intended recipient of this email (and any attachment), please inform the sender by return email and destroy all copies. Unauthorised access, use, disclosure, storage or copying is not permitted. The views expressed by the author do not necessarily reflect the views or policies of Cheshire West and Chester Borough Council. The Council cannot guarantee that this message or any attachment is virus free or has not been intercepted and amended. You should perform your own virus checks. Cheshire West and Chester Borough Council may monitor emails and as a public sector organisation; the Council may disclose this email (or any response to it) under the Freedom of Information Act 2000. Contracts cannot be concluded with the Council nor service effected by email, unless otherwise expressly agreed. The contents of this e-mail may be subject to privilege.

This message is private and confidential and may also be legally privileged. If you have received this message in error, please email it back to the sender and immediately permanently delete it from your computer system. Please do not read, print, re-transmit, store or act in reliance on it or any attachments. Virus checking of emails and attachments is the responsibility of the recipient. Where permitted by law, Innospec may monitor email traffic data and also the content of emails for the purposes of security and in order to prevent or detect unauthorized use of Innospec's email system.

For information about how Innospec may collect, use and share your personal data please refer to Innospec's Third Party Privacy Notice available on Innospec's website: <https://innospec.com/about-us/corporate-governance/third-party-privacy-notice/>. Additional terms and conditions are also available on Innospec's website: <https://www.innospec.com/about-us/innospec-trading-t-cs>.

This message is private and confidential and may also be legally privileged. If you have received this message in error, please email it back to the sender and immediately permanently delete it from your computer system. Please do not read, print, re-transmit, store or act in reliance on it or any attachments. Virus checking of emails and attachments is the responsibility of the recipient. Where permitted by law, Innospec may monitor email traffic data and also the content of emails for the purposes of security and in order to prevent or detect unauthorized use of Innospec's email system.

For information about how Innospec may collect, use and share your personal data please refer to Innospec's Third Party Privacy Notice available on Innospec's website: <https://innospec.com/about-us/corporate-governance/third-party-privacy-notice/>. Additional terms and conditions are also available on Innospec's website: <https://www.innospec.com/about-us/innospec-trading-t-cs>.

This message is private and confidential and may also be legally privileged. If you have received this message in error, please email it back to the sender and immediately permanently delete it from your computer system. Please do not read, print, re-transmit, store or act in reliance on it or any attachments. Virus checking of emails and attachments is the responsibility of the recipient. Where permitted by law, Innospec may monitor email traffic data and also the content of emails for the purposes of security and in order to prevent or detect unauthorized use of Innospec's email system.

For information about how Innospec may collect, use and share your personal data please refer to Innospec's Third Party Privacy Notice available on Innospec's website: <https://innospec.com/about-us/corporate-governance/third-party-privacy-notice/>. Additional terms and conditions are also available on Innospec's website: <https://www.innospec.com/about-us/innospec-trading-t-cs>.