

From: Tim Croot

Sent: 29 April 2025 14:54

To: Planning Control <Planning.Control@northyorks.gov.uk>

Cc: Sam Till; Amy Taylor

Subject: Planning application - NY2025/0030/ENV - Exploratory Appraisal Well - East of The Mill Yard, Burniston

Please see below

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Dear planning,

Re: Planning application - NY2025/0030/ENV - Exploratory Appraisal Well - East of The Mill Yard, Burniston

I understand that there would be five phases of development:

1. Construction - Mondays to Fridays (0700-1730) and Saturday 0700-1300
2. Equipment Assembly and Mobilisation/Demobilisation - Mondays to Fridays (0700-1730) and Saturday 0700-1300
3. Drilling Operations - 24 hours
4. Production Testing – 24 hours
5. Restoration - Mondays to Fridays (0700-1730) and Saturday 0700-1300

This service was previously consulted at the pre-application stage for this proposed development on the 22.10.2024.

The applicants have now submitted assessments for each of these matters and I wish to provide additional comments and proposed conditions: (please note some aspects of this application will be subject to a permit from the Environment Agency and therefore are not consider by Regulatory Services (Environmental Health)).

Noise and Vibration

The applicants are relying upon the Code of Practice for Noise and Vibration Control on Construction and Open Site – BS 5228-1:2009. That guidance is suitable for site which are of limited duration. The applicant propose a work schedule of 37 weeks (made up of 5 phases) and up to a period of three years.

The acoustic report reference: ARC7281/24160/V3 has been reviewed and the following observations are made:

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- (i) The report is not intended to assess the risk from sub-ground movement due to operations
- (ii) The acoustic report originally covers all of the phases of the operation
- (iii) HGV movements to and from the site (other than those within the curtilage of the site) have not been assessed within this document

Conditions requested:

For Noise and Vibration:

1. All recommendations outlined in the Noise and vibration Impact Assessment ARC7281/24160/V3 shall be implemented before each phase and shall be thereafter maintained until end of operations, unless otherwise agreed in writing by the LPA.

REASON: In the interests of residential amenity and in accordance with the local plan.

2. Within one month of the date of the permission being granted, the applicants shall submit a Noise Management Plan to the Mineral Planning Authority for review and approval. The Noise Management Plan shall detail the procedures to be adopted to minimise noise and also the process to be followed in the event of a noise complaint being received or a request being made by the MPA for suitable noise monitoring and actions to be undertaken within 48 hours of notification. The NMP shall be complied with at all times. {A section 106 agreement will be required to secure that the local authority Environmental Health team can fulfil the requirements imposed within the Noise Management Plan for assessment for compliance with planning conditions with respect to noise.}

REASON: In the interests of residential amenity and in accordance with the local plan.

Noise Limits

3. The equivalent continuous sound level (LAeq) at the nearest noise sensitive properties to the site and attributable to the operations subject of this permission, shall not exceed the following values during daytime (07:00- 18:00), evening period (18:00- 22:00) and nighttime (22:00-07:00) weekdays, Saturdays and where applicable Sundays including bank Holidays.
 - Phase 1 and 4 – Construction and site restoration: daytime LAeq 1hr 53dB, evening LAeq 1hr 40dB and nighttime LAeq 15mins 40dB. Saturday work finish time of 13:00hrs. No work Sundays or bank holiday. No work between 19:00hrs and 07:00hrs on any other day.
 - Phase 2 -Drilling: daytime LAeq 1hr 55dB, evening LAeq 1hr 40dB and nighttime LAeq 15 mins 40dB. These values apply on any day of the week during this specific phase only.
 - Phase 3- Appraisal: daytime LA eq 1hr 50dB (54dB during proppant squeeze), evening LAeq 1hr 40dB (44dB during proppant squeeze) and nighttime LAeq 15mins 40dB. These values apply on any day of the week during this specific phase only.

REASON: In the interests of residential amenity and in accordance with the local plan.

4. The applicant shall submit within 1 month of commencement of each phase, a verification report detailing the actual noise produced at the commencement of each phase. The verification report shall include results of onsite/attended monitoring for a representative monitoring period for each phase covering each of the noise limits detailed in condition 3 above.

REASON: In the interests of residential amenity and in accordance with the local plan.

5. Vibration from construction work on site and during operation shall not exceed 0.3mm/s (PPV) at any residential property at any time.

REASON: In the interests of residential amenity and in accordance with the local plan.

Lighting

6. The lighting scheme installed at the premises, must be in accordance the Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installation CIE150 2003 and the Institute of Light Professional Guidance Note 01/20. The zone rating for the lighting scheme must be a rated no greater than E1 due to the proximity to the national park boundary.

REASON: In the interests of residential amenity and in accordance with the local plan.

7. Dust control – Phase 1 and 4 (none permitted phases)

All efforts shall be made to reduce dust generation to a minimum

Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

REASON: In the interests of residential amenity and in accordance with the local plan.

8. Ground water and surface water contamination risk – Phase 1 and 4 (none permitted phases)

All recommendations outlined in the Hydrogeological Impact Assessment 3729/HIA shall be implemented before each phase and shall be thereafter maintained until end of operations, unless otherwise agreed in writing by the LPA.

REASON: In the interests of residential amenity and in accordance with the local plan.

9. Odour management

Within one month of the date of the permission being granted, the applicants shall submit an Odour Management Plan to the Mineral Planning Authority for review and approval. The Odour Management Plan shall detail the procedures to be adopted to minimise odour and also the process to be followed in the event of a odour complaint being received or a request being made by the MPA for suitable odour monitoring and actions to be undertaken within 48 hours of notification. The OMP shall be complied with at all times. {A section 106 agreement will be required to secure that the local authority Environmental Health team can fulfil the requirements within the Odour Management Plan for assessment for compliance with planning conditions with respect to odour }

REASON: In the interests of residential amenity and in accordance with the local plan.

Kind Regards

Tim Croot BSc (hons) PGdip MCIEH CEnvH MIOSH

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