Lisburn & Castlereagh City Council

Environmental Health Service Unit
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CONSULTATION RESPONSE IN RESPECT OF PLANNING APPLICATION

Application Ref:	LA05/2025/0400/F
Proposal:	Proposed Class B3 General Industrial building to be used for anaerobic digestate management, new access, landscaping and ancillary site works
Location:	Lands c. 120m southwest of No. 28 Carrowreagh Road, Dundonald, BT16 1TS
Date Consulted:	27/06/25
Response date:	01/12/25
Env. Health contact:	Vicky Elliott

Summary:

Environmental Health have reviewed the letters of objection published to the Planning Portal in relation to potential disturbance from noise, odour and lighting.

Environmental Health note that proposal relates to a general industrial building to be used for anaerobic digestate management and is approximately 180 metres to existing residential dwellings. It is further noted that the B3 Use Class may cause detriment to amenity by reasons of noise, vibration, smell, fumes, soot, ash, dust or grit.

Environmental Health note that no external plant or equipment, other than the extract stack, has been specified within the application. Should additional external plant or equipment be required, these details should be submitted to the Planning Service Unit for approval.

Environmental Health have reviewed the Air Quality Impact Assessment AQIA) and Noise Impact Assessment (NIA) published to the Consultee Hub on 27 June 2025.

Noise

With regard to the NIA, where a BS4142:2014 assessment is carried out, details of background noise levels and concurrent meteorological data should be provided. As detailed in section 6.4 of BS4142:2014, a record should be kept of weather conditions that could affect measurements. Where meteorological data is not made available it may be appropriate to apply a penalty to the background noise levels.

Environmental Health note Section 6.2, Paragraph 1, and advise that as detailed in the World Health Organisation's – Environmental Noise Guidelines (2018), 'the differences between indoor and outdoor levels are usually estimated at around 10 dB for open, 15 dB for tilted or half-open and about 25 dB for closed windows'. Therefore, Environmental Health advise that a value of 10dB should be assumed when calculating the sound reduction of an open window rather than 15dB as applied in the report.

Environmental Health note the source noise levels and noise model inputs within Section 5.2. With regard to the internal noise levels, the applicant should provide a breakdown of the primary noise sources and demonstrate how a sound pressure level of 80dB(A) has been determined. The applicant should confirm any additional plant associated with the stack, e.g. fan, or within the building, e.g. conveyors. All proposed plant/equipment should be identified on an appropriate drawing.

In relation to HGV movements, Environmental Health note that deliveries will be limited to daytime hours 'where possible' and that the nighttime model assumes four HGV movements per hour throughout the night. Environmental Health note the sound associated with HGV movements, including vehicle movements, starting of engines and idling, and advise that this should be considered within the BS4142:2014 assessment as requiring a character correction for intermittency during daytime and nighttime hours.

In addition, the nighttime model within Appendix B appears to assume that the roller doors are closed. The applicant should provide a nighttime model assuming the roller doors are open, should these be required for access/egress at night.

Odour

Environmental Health have reviewed the AQIA and note the proposed local exhaust ventilation (LEV) system, with UV treatment and carbon filter.

The applicant should provide further information on the management and abatement of fugitive odour emissions to ensure that all odours from within the building are adequately controlled.

The applicant should provide further information on how the Total Odour Emission Rate of 3700ou/s within Table 8 was determined, including the odour emission rate before treatment and how the value is determined for the reduction in odour applied to the odour abatement process.

Within Table 9, Environmental Health note the extract temperature of 40°C. The applicant should provide further information on any thermal processes associated with the odour abatement process.

Lighting

Environmental Health note Drawing 02A Site Layout Plan published to the Consultee Hub on 29 July 2025, including ten external floodlights.

Given the rural nature of the proposal Environmental Health advise that the submitted application has failed to provide sufficient information to demonstrate that development would avoid any unacceptable impact on the living conditions of the

nearest residents with respect to light.
Any artificial lighting to the development must minimise obtrusive light and conform to the maximum values of vertical illuminance within the environmental zone for exterior lighting control – E2 (Rural). These values are contained within Table 3 of the Institution of Lighting Professionals Guidance Note 01/21- The reduction of obtrusive light.

Therefore, further information is required to demonstrate compliance with the above guidance. It is suggested that this includes illuminance plots to demonstrate the vertical illuminance at any appropriate sensitive receptors and topographical information.

Issued on behalf of
Head of Service - Environmental Health Service Unit

PLANNING APPLICATION CONSULTATION CHECKLIST

		COMMENTS
NOISE (includes vibration) Does the proposal have the potential to adversely impact on amenity due to noise? Is the proposal likely to be adversely affected by noise?	Y	
AIR POLLUTION Does the proposal have the potential to adversely impact on amenity due to air pollution (e.g. odour, dust)? Is the proposal likely to be adversely affected by air pollution?	Y	
GENERAL AMENITY Does the proposal have the potential to adversely impact on amenity due to vermin, insect or litter problems etc? Is the proposal likely to be adversely affected by vermin, insects or litter etc?	N	
AMBIENT AIR QUALITY Does the proposal have the potential to have an adverse impact on ambient air quality? Is the proposal likely to be adversely affected by ambient air quality?	N	
CONTAMINATED LAND To the best of the officer's knowledge is the site potentially contaminated either as a result of: - a previous use of the site - use, or a previous use, of adjacent land where there may be the possibility of migration of contaminants - naturally occurring levels of contamination, excluding Radon?	N	
LIGHT Does the proposal have the potential to adversely impact on local amenity due to light?	Y	
OTHER CONSIDERATIONS Does the proposal have the potential to adversely impact on local amenity due to other Environmental Health considerations?	N	
Is application for proposal accompanied by an Environmental Statement (ES)? Has ES been considered?	N	
Has 3rd party (e.g. objector/ NIEA) comment been received? Has 3rd party (e.g. objector/ NIEA) comment been considered?	Y	Odour, noise, light
Should other agencies be involved as additional consultees e.g. NIEA, Land Resources Unit, IPRI, HSENI, etc.	N	

ENVIRONMENTAL HEALTH RESPONSE

	Tick
No response	
Content	
Advice	
Standing advice	
Consulted in error	
More information required	**X**

NOTE: Any consultation response provided by the Environmental Health Service Unit is based on:

- information supplied by the applicant, and
- other information currently available.