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09 August 2019
151947_T_PP-08062846_Covering Letter

Mr. Chris Nash
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
Derbyshire
D11 0AH

Dear Mr Nash,

THE TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED TEMPORARY PERMISSION FOR BOREHOLE DRILLING WORKS AT DOVE VALLEY PARK, PARK AVENUE, FOSTON, DERBY.

Stride Treglown act on behalf of PGFI III Limited in respect to land at Dove Valley Park (DVP), Derby. We are appointed in respect of land forming part of the industrial estate site and are instructed to progress an application seeking temporary permission for Borehole Drilling Works.

The Company has obtained approval from the Environment Agency to develop 4 boreholes covering this site. As part of the subsequent planning application to, and approved by, South Derbyshire District Council under LPA application Ref: 9/2019/0205, these were shown on the southern part of this site. Two of these boreholes have been developed under that consent, together with the temporary provision of the onsite welfare and related facilities. It is now understood from the Hydrogeologist that a greater separation is required between boreholes. This application is therefore to address this oversight and is intended to allow for two of these boreholes to be located towards the northern part of the site. Due to a change in site area, and new application is required.

The application has been submitted via the Planning Portal under reference number: PP-08062846, and in addition to the relevant forms and certificate, comprises of the following:

1. Environment Agency Consent to investigate a groundwater source.
2. A Construction Noise Assessment.
3. An Environmental Impact Screening Opinion.
4. Drilling Rig Details
5. Site Location Plan (DVPPP_STL_00_ZZ_DR_A_XXXX_R8001_PLOT P2-01 PLAN).
6. Site Layout Plan (WIL_01_LB01_V_XX_LP_XX001 - P09).
7. The Planning Fee of £2,028 + (The Planning Portal fee of £25)

As with the previous planning permission for a temporary period of 24 months is sought for borehole drilling works falling within the land outlined in red on the site plan (Reference R8001) submitted with the application. The land in question has a site area of 12.26 hectares and forms part of a larger parcel of land with the benefit of extant planning permission for B1, B2 and B8 uses granted under planning permission reference: 9/2005/1078/B and 9/2017/0816.

The construction sequence also remains as previously approved. This involves a number of phases of drilling. The first phase is formed by 650mm diameter bore to a maximum depth of 80m, with the installation of a stand pipe. To protect the borehole a steel tube will be inserted and cemented in place. The hole will then be drilled further to a depth of approximately 150m with a diameter of 475mm. Further cemented barrier piping will be inserted. The third stage of drilling involves drilling to a depth of 185m with a diameter of approximately 311mm. The hole will be reinforced with locking tubes, and a fourth stage of drilling to a depth of 220m will take place. Finally, the hole will be deepened to a depth of 250m. Following the completion of the drilling an experimental well will be established with the installation of stainless-steel tubes followed by the back filling of the hole to provide a hydraulic seal to prevent in flow.

The drilling will be carried out by a mobile drilling rig (a DSB 3/14 all wheel drive 3 axle truck) of the sort identified on the drilling rig details sheet supplied with the application. The drilling will take place in a compound measuring 72m by 18m. The compound will be secured with a 2.2m high hoarding.

All required plant and equipment, together with a parking area for all site vehicles, will continue to be located within the compound area. This has already received consent and so details will not be repeated herein.

At the end of the process all of the drilling equipment and the site compound will be removed, including decommissioning the site compound at the end of the process.

Assessment

As outlined, the purpose of the planning application is to secure consent to reposition two of the four boreholes previously approved.

The application site falls within an area allocated for industrial development in the development plan and there is outline planning permission in place for B1, B2 and B8 uses across the application site.

The application is for a temporary period of 24 months, and if successful would lead to the construction of a water bottling plant in accordance with the development plan. As such and as a temporary operation, the proposal will not prejudice the long-term industrial development of the application site but will in fact lead to the delivery of major new employment use in the District.

In terms of key planning considerations, the location of the proposed operation within an area zoned for industrial purposes means that it will not lead to any adverse impact on the surrounding area including any harm to residential amenity. The use will continue to be low key, requiring a maximum of 6 people on site at any one time.

Vehicular access to the application site will remain from Park Avenue, the main Dove Valley Park spine road. Traffic movements will be low, with no more than 6 light vehicle movements in the peak hour. The drilling rig will remain on site during the drilling periods.

Drilling will take place between the hours of 0800hrs – 1700hrs on Mondays to Fridays, and 0800hrs – 1300hrs on Saturdays. There will be no drilling activity on Sundays.

The nearest residential properties are close to the northern boundary wider site, some 380m away from the proposed phase 1 borehole, and 320m distance from the phase 2 borehole sites.

A revised Noise Assessment has been prepared by Acoustic Consultants Limited (ACL) which is submitted with the application and models the impact of the noise from the drilling operation, the main source of which will be from the engine of the drilling rig which powers the auger motor. The noise is considered to be continuous in character without impulsive sounds that are common with other piling methods and potentially more intrusive.

Please note that the Site Layout Plan is indicative to show the boreholes located in the 'worse-case noise sensitive receiver' locations. The modelling parameters of the Construction Noise Assessment therefore included locating the boreholes in the 'worst-case noise sensitive receiver' locations as noted. As the existing Borehole 2 is developed in accordance with the existing consent, a decision on the precise siting of Borehole 3 will be made; it will, however, be no closer to the residential receivers than currently shown.

To determine the noise levels across the site, noise modelling has been undertaken using a computer modelling package factoring in the plant noise data provided by the drilling rig data sheet. The modelling predicted noise level due to the borehole drilling operations are not expected to cause any significant effect at the nearest dwellings. An acoustic screen will be erected to maintain these levels in accordance with the acoustic report.

The entire drilling and ground water monitoring operation will be carried out by experienced personnel competent in such operations, and in accordance with the conditions contained on the Environment Agency License. Accordingly, there should be no concern with the nature of the operation including any risk to ground water through contamination.

It is hoped that this application submission provides adequate information in order to properly assess this temporary proposal. The applicant wishes to work closely with the Local Planning Authority to ensure an expeditious grant of temporary planning permission, ideally without any pre-commencement conditions, and therefore should there be any questions or further information required then please do not hesitate to contact me on the numbers below.

Yours sincerely,

Simon Lawson MRTPI
Associate Town Planner
For
STRIDE TREGLOWN LIMITED