

10 September 2021

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**BDP.**

Dear Mr Daines,

**BRIGHTON 3TS, EASTERN ROAD, BRIGHTON, BN2 5BE**

**DETAILS OF AN ENERGY CENTRE EMISSIONS REPORT PURSUANT TO CONDITION 19 OF PLANNING PERMISSION DATED 28 MARCH 2012 (RN: BH2011/02886) WHICH CONSENTED AN APPLICATION FOR FULL PLANNING PERMISSION AT THE ROYAL SUSSEX COUNTY HOSPITAL, EASTERN ROAD, BRIGHTON, BN2 5BE.**

This application seeks to discharge condition 19 (Energy Centre Emissions) of planning permission BH2011/02886 and has been prepared and submitted by BDP, on behalf of University Hospitals Sussex NHS Foundation Trust. The application comprises:

- Application Form;
- Covering Letter;
- Site Location Plan; and
- Dispersion Modelling Assessment for the Energy Centre

Condition 19 (Energy Centre Emissions) requires the following:

*“The Energy Centre shall not be brought into use until the Applicant has demonstrated that the emissions produced would result in an NO<sub>2</sub> concentration at all heights of the Thomas Kemp Tower which is less than 40µg/m<sup>3</sup> as an annual mean and is less than 200µg/m<sup>3</sup> for the 19th highest hour in the year.*

*This evidence is to be submitted to and approved in writing by the Local Planning Authority. This final evidence will include the results of further dispersion modelling and nitrogen dioxide monitoring which will be used to inform the scope of any Computation Fluid Dynamic (CFD) study (if required) and details of any Mitigation Scheme proposed to reduce emissions from the Energy Centre.*

*The Mitigation Scheme shall also include details of mechanical ventilation systems and the specification and maintenance of NO<sub>x</sub> filters for the Thomas Kemp Tower where appropriate. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.”*

**Background**

In 2012, full planning permission was granted for the redevelopment of the Royal Sussex County Hospital under application ref. BH2011/02886 which consented the following description of development:

*“Demolition of existing hospital buildings located to the north of Eastern Road and to the south of the existing children’s hospital building and Thomas Kemp Tower. Addition of a helicopter landing pad and associated trauma lift on top of Thomas Kemp Tower. Erection of new hospital buildings incorporating Stage 1: Part 10, 11 and 12 storey building including reinstatement of the interior of the Chapel; Stage 2: 5 storey building; and*

*Stage 3: Service yard with single storey building. Site wide infrastructure including substation, energy centre and flues, 2 floors of underground parking (390 spaces) with new access from Bristol Gate and associated highway works. Cycle parking, external amenity spaces including roof gardens and landscaping on Eastern Road."*

As set out in the description of development above, the approved development incorporates a new Energy Centre to be located within the Brighton Pathology Building, adjacent to a disused oil storage facility.

In accordance with the condition wording, a Dispersion Modelling Assessment for the Energy Centre is submitted with the enclosed application, including the findings of dispersion modelling, carried out using Atmospheric Dispersion Modelling System 5, to identify emissions from the Energy Centre and the predicted impact of combustion plant emissions on sensitive receptors. The report confirms that Energy Centre emissions at all floors of the Thomas Kemp Tower will result in NO<sub>2</sub> concentrations less than 40µg/m<sup>3</sup> as an annual mean, and less than 200µg/m<sup>3</sup> for the 19<sup>th</sup> highest hour in a year. This is in accordance with the requirements of condition 19.

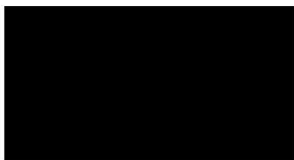
With regards to the requirement for a Computation Fluid Dynamic study and a Mitigation Scheme, please note the enclosed Dispersion Modelling Assessment does not include details of a study or mitigation scheme, as they are not considered to be required.

### **Submission and application fee**

The application has been uploaded online to Planning Portal (Planning Portal ref: PP-10125160) and the planning application fee for this discharge of condition application of £116 (+ £28 service charge and including VAT) has been paid online via Planning Portal.

We trust the information provided is sufficient to validate the application and look forward to receiving confirmation of this. Please do let us know in the meantime if you require any further information or wish to discuss any specific matters.

Yours sincerely,



Antonia May  
Town Planner

**BDP**

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