

A1 SKIPS, CHEMICAL LANE, NEWCASTLE UNDER LYME

A1 SKIPS (S-O-T) LTD

SCC REFERENCE N.20/01/251 W (NULBC REF 20/00446/CPO)

This is a consultation by Staffordshire County Council on an application to vary condition 4 of planning permission (N.12/07/251 W) to increase annual tonnage from 5,000 to 25,000 tonnes; and, conditions 1 and 12 to alter site layout. The alterations to the site include the establishment of a wood storage bay with construction of adjoining Legioblock walls, establishment of a quarantine area, increased concrete surfacing of the site, tarmac surface for the entrance of the site, installation of an ISO container and retrospective construction of a new storage shed and portacabin. The proposals also include the reinstatement of the tree lined boundary for the west border of the site.

For any comments that the Borough Council may have on these proposals to be taken into account, they have to be received by the County Council by no later than 22nd July.

RECOMMENDATION

That the County Council be informed that this Council raises NO OBJECTIONS to the proposed development subject to appropriate conditions that the County Council deem necessary.

Reason for Recommendation

It is not considered that the proposal raises any issues of impact on visual amenity, highway safety or the environment and the development therefore accords with the development plan for the locality.

Key Issues

The Borough Council has been consulted on this waste application by the County Council. The application is for the variation of conditions of planning permission N.12/07/251 W for A1 Skips Ltd which is a Waste Transfer Station located on Chemical Lane on the Longbridge Hayes Industrial Estate. The site is adjacent to the eastern boundary of the Borough. To the east is the West Coast Mainline Railway and to the west is the A500.

The application seeks to vary condition 4 to increase annual tonnage from 5,000 to 25,000 tonnes. The variation of conditions 1 and 12 is also sought to alter the site layout as follows:

- Construction of storage shed and portacabin
- Establishment of a wood storage bay with construction of adjoining Legioblock walls
- Establishment of a quarantine area
- Concrete surface for the quarantine area, wood storage bay, dry waste bay, and for the storage area holding 40 skips for ferrous metal, timber, plastic and green waste.
- Tarmac surface at the entrance of the site to form a turning circle for incoming vehicles.
- Use of an ISO container for storing equipment.
- Reinstate tree line boundary for the west border of the site.
- Install a second 3000l septic tank by the wood storage bay

The main issues for the Borough Council to consider are whether there would be any adverse impact on visual amenity, highway safety or the environment.

Impact on visual amenity

The site is within an established industrial estate. The proposal includes the construction of a storage shed, a portacabin and a wood storage bay but given the site's location and the existing trees and landscape planting around the site which provide an effective natural visual screen, it is not considered that the proposals will have any impact on the visual amenity of the area.

Impact on highway safety

The proposal seeks to increase the amount of waste materials handled on site and therefore, there will be some increase in site traffic.

The application is accompanied by a Transport Assessment which assesses the proposed trip generation and distribution. In terms of HGV movements, the site operator expects, as now, a steady flow of material throughout the working day. 25,000 tonnes of waste equates to 100 tonnes of material per working day. Assuming a typical load of 10 tonnes per HGV, this gives a typical daily movement of 10 HGVs onto site and 10 departures or circa 1 arrival and 1 departure per hour if spread across the working day. The Assessment concludes that the increase in traffic movements caused by the proposal would be so minor that no issues are anticipated.

A review of swept paths at the site access junction and within the site have been undertaken. No issues have been identified.

It is not considered therefore that the proposal raises any highway safety concerns.

Environmental impacts

The site is adjacent to a scrap yard and waste transfer station and there are no residential dwellings in close proximity.

Measures are taken on site to reduce noise levels including minimising the drop height when loading and unloading skips, and ensuring that all vehicles, plant and machinery used or controlled by the operator within the site shall be operated with engine cover closed and effective silencers used. The application is accompanied by a Noise Impact Assessment which concludes that noise levels from site activity are "not likely to result in an adverse impact" at the nearest sensitive properties, with levels "likely to be below the existing background levels".

Due to the type of waste accepted, extra control measures are necessary to prevent dust arising and creating the potential for nuisance. Inert waste is screened on site as part of the previous planning permission 2012. Screening is a major part of the recycling process for producing hardcore and soil from the inert waste. The slow speed screen used reduces the kinetic energy within the process when compared to other methods and minimises the risk of dusts being produced. The proposal increases the proportion of the site which has a concrete surface. Sweeping and dampening of the site surface will be increased while waste and open skips will be covered during periods of dry/windy weather in order to suppress dust on the concrete surface.

Subject to the suggested mitigation measures in relation to noise and dust, it is not considered that the proposal would have any significant environmental impacts.

APPENDIX

Policies and proposals in the Development Plan relevant to this recommendation

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (CSS) 2006-2026

Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy SP2: Spatial Principles of Economic Development
Policy SP3: Spatial Principles of Movement and Access

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy T16: Development - General Parking Requirements

Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010-2026

Policy 1.1 General Principles
Policy 2.3 Broad Locations
Policy 3.1 General Requirements for New and Enhanced Facilities
Policy 4.1 Sustainable Design
Policy 4.2 Protection of Environmental Quality

Other Material Considerations include:

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010)

Relevant Planning History

08/00609/CPO	Change of Use from skip hire/storage depot to skip hire/storage depot and waste transfer station – Approved
12/00147/CPO	Proposal is for the change of location of the site office/canteen portacabin, the installation of an above ground weighbridge and to allow the use of a mobile screen to screen inert waste materials to form a soil improver and rubble for construction – Approved
12/00620/CPO	Variation of condition 19 of planning permission N.12/02/251 W related to replacement of internal galvanised fencing of 1.8m in height with concrete panel wall of at least 2m in height – Approved

Views of consultees

It is the responsibility of the County Council to carry out consultations on this application.

Applicant's Submission

The application is supported by the following documents: -

- Transport Assessment
- Noise impact Assessment
- Waste Development Statement

These documents can be viewed on the County Council's website searching under reference N.20/01/251 at www.staffordshire.gov.uk

Background Papers

Planning Policy documents referred to
Planning files referred to

Date Report Prepared

1st July 2020