

ITEM: 03

Application Number: 10/02029/FUL

Applicant: Plymouth City Council

Description of Application: Upgrade and redevelopment works within the southern part of the Recycling Park, including the infilling of a leachate lagoon and removal of glass recycling bays, and the construction of two leachate buffer tanks (7m high) and underground service diversions. Part of the area would be used for flood attenuation, and part for continued waste management activities.

Type of Application: Full Application

Site Address: CHELSON MEADOW RECYCLING PARK THE RIDE
PLYMOUTH

Ward: Plymstock Radford

Valid Date of Application: 26/11/2010

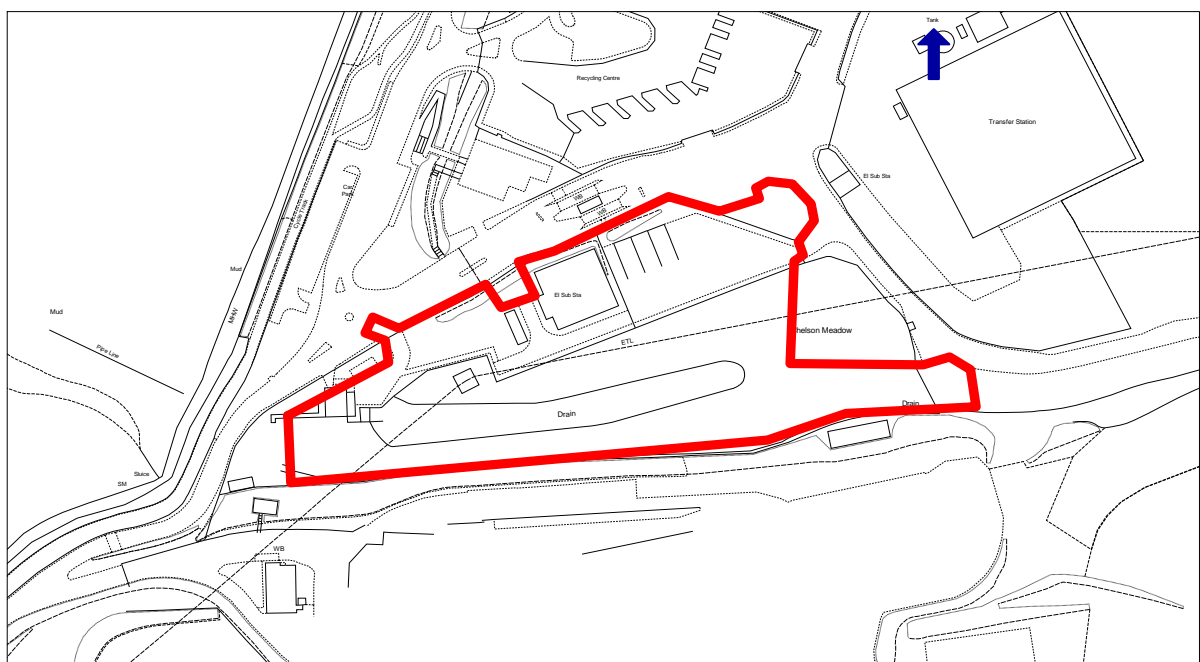
8/13 Week Date: **21/01/2011**

Decision Category: Major Application

Case Officer : Alan Hartridge

Recommendation: Grant Conditionally

Click for Application Documents: www.plymouth.gov.uk



(c) Crown Copyright. All rights reserved. Plymouth City Council Licence No. 100018633 Published 2010 Scale 1:2500

OFFICERS REPORT

Site Description

Although the Chelson Meadow Recycling complex has been established for many years the landfill area was closed to imported refuse material in 2008. The complex is situated east of the tidal River Plym and to the north of the disused former Blue Circle cement works complex (Plymstock Quarry site) which is at a higher level beyond a bank of mature trees. The Ride - a minor road off the A379 signalised junction at the eastern end of Laira Bridge – runs alongside the Plym and defines the western boundary. This is the route used by all vehicles currently visiting the Chelson Meadow Recycling Park. Part of the national cycle route 27 also runs alongside the river bank and gives both pedestrian and cycle access to Saltram House and associated National Trust property to the north.

The site comprises 1.22ha of land within the south west corner of the Chelson Meadow Recycling Park complex and is currently used for waste management activities, for tipping and storage of collected bottles and for the treatment of water that has drained away from within the landfill tip – known as leachate. The drain or leat carries the contaminated liquid into a 6,500sq. m leachate lagoon and the site also comprises treatment apparatus –including a large rectangular lift pumping station and it's motor control centre and a building structure housing 4 Sequential Batch Reactors which treat the pumped leachate prior to discharge to the Plym via a short outfall .

The leat defines the southern boundary and the site lies to the south of the Recycling Park's Greenhouse Centre and weighbridge controlled stations on a haul road.

The site is close to the Entrance Gates from The Ride. A large Refuse Transfer Station steel framed building (67m x 63m x 12m high within a 1.8m high-fenced concrete compound) is located to the east of the site and access to this and to the site is gained from the haul road.

Overhead electricity cables cross part of the site and an electricity pylon is within the site.

Proposal Description

The applicants state that this proposal is specifically required to address permit requirements from the Environment Agency for preventing the discharge of untreated effluent to the Plym and for ensuring that any suspended solids are to an acceptable level. The proposal is to abandon the existing leachate lagoon as leachate attenuation would be provided by two above ground storage tanks (21.5m diameter tanks open-topped and elevated 7m above existing ground level) and the installation and upgrading of associated pipelines.

The existing leachate lagoon would be infilled and capped with an impermeable surface and would be 3.8m AOD in the west to over 4.5m AOD in the east. The higher eastern half would be for general site operations (e.g.

skip drop off point, car parking, small scale temporary storage of materials) while the lower western half would be reserved for flood storage to afford continued flood protection to the proposed Leachate Treatment Plant complex.

The proposal involves the demolition of existing glass recycling bays and this facility is to be relocated to another site within the complex that has the benefit of a recent planning permission. This aspect of the proposal is specifically required not only because the land is needed for the construction of the above ground storage tanks, but also to address the concerns about noise from the existing glass tipping/breaking operations by the applicants who are involved with the proposed mixed use development at Plymstock Quarry. These applicants would enter into an agreement to contribute to the relocation costs of these bays (in the event of their obtaining planning permission) as the proposed new site would be further away from their development site and unlikely to cause any disturbance.

Relevant Planning History

The most relevant history is;

1963 Planning permission to use Chelson Meadow for waste disposal purposes (Devon CC)

1992 Revised contours and a programme of final restoration approved (Devon CC)

93/00852/C1884 Erection of Visitor Centre with car parking

93/00978/30 Provision of Leachate Treatment Plant

03/00836/FUL Construction of leachate cut off wall and associate drainage

Close to the site:

95/00038 Improvements to Civic Amenities site including new buildings

96/00749 Change of use of trial composting building to materials reclamation facility

98/01041/FUL Retention and extension of existing building to provide a materials re-cycling facility.

05/00474/FUL Develop part of landfill site by provision of waste transfer station

05/01939 –revised scheme for the Waste Transfer Station.

A relevant associated application:

10/00636/FUL –planning permission for the construction of replacement glass bays.

Consultation Responses

English Heritage

Awaited

Environment Agency –

Awaited

Western Power Distribution

Awaited

Highway Authority -
Awaited

Public Protection Services –

No objections.

Having discussed the application with the Environment Agency land quality has been considered and is being dealt with by them, and having reviewed the documents submitted by the applicant, we agree with the noise assessment undertaken and therefore have no objections or comments to make with regards to noise.

Representations

None

Analysis

Chelson Meadow has a long association with landfill and waste management (see planning history) and the southwest corner is the centre for the city's waste management, treatment and recycling service and this is recognised in site policy W4 of the Waste Development Plan Document 2006-2021 adopted 2008. This adopted WDPD addresses national policy PPS10 and local Core strategy CS25 as does the North Plymstock area Action plan 2006-2021 adopted 2007 (policy NP14).

Although landfill has reached capacity and the phased capping and restoration works are underway, waste management and treatment will continue at this southwest corner into the foreseeable future and there is a need for the effective treatment of leachate draining from the landfill site for the foreseeable future.

It is considered that the applicant's proposal for improvements to waste management operations in this location accords with WDPD policy W4. This is an appropriate location for realising opportunities for improvement works associated with the treatment of leachate as the proposal is essentially for the upgrading and redevelopment of the existing works and operations that are already in this location.

It is considered that the improvement works improve efficiency, to the benefit the environment. The measures proposed should cause no unacceptable impact on water quality in accordance with Council policy CS22.

As advised in the Government's Planning Policy Statement (PPS10) the control of processes are a matter for the relevant pollution control regime and not planning authorities. There are several strands of environmental health legislation to control the harmful effects of waste management particularly the Environmental Protection Act 1990. It is considered that the applicants have included sufficient information upon the nature of the activity proposed and possible polluting effects in the submitted Environmental Statement to enable the planning application to be determined.

The applicants have submitted a supporting letter from the Environment Agency indicating that the proposal would improve environmental impacts on the Plym estuary (the mudflats and salt marsh are a County Wildlife Site of

conservation value) and also provided supporting survey information as required by policy W4. The only area of any ecological interest within the site is the leachate lagoon supporting small areas of swamp vegetation and scrub. However it is considered that these habitats are unlikely to support notable species and are well-represented elsewhere nearby. There should be no unacceptable impacts on wildlife but an overall opportunity for environmental benefits to the Plym estuary and the proposed would accord with policies CS19 and W4.

The applicants have supplied a flood impact assessment and propose mitigation measures to address the potential impacts that flooding events would have. It is considered that the proposed containment of run off from the capped site in the manner proposed within the existing southern leat would be in accordance with Council policies CS21, NP14 and W4 and provide continued flood protection for this part of the complex.

Council policies CS34, NP14 and W4 require the provision of appropriate sensitive design and layout having regard to compatibility with the surroundings and the landscape setting. It is considered that this includes the setting within the built complex and the relationship with Saltram park (a registered parkland); Saltram House (a listed building); the proposed new neighbourhood at Plymstock Quarry and its prominence from National cycle route 27 and the Plym Estuary.

The likely adverse impacts arising from the siting of the future buildings and structures have been assessed by the applicants, and particularly the impact of the proposed 7m high tanks. It is considered that, with 12m high buildings adjacent, the proposed style and siting and layout would be compatible with its surroundings in accordance with CS34.

It is particularly important to respect the character and quality of the Saltram House estate and cross-sections have been submitted to illustrate that the tanks have been carefully sited to concentrate development within the existing built environment and thereby limit the possibility of any new visual intrusion. It is considered that by integrating the tanks and buildings with those already in this part of the site the impact from the Plym and cycle path is reduced and is accepted to comply with the requirements of Council policies CS34, NP14 and W4.

This part of the complex is completely screened from Saltram House and the proposal should not have an adverse impact upon its setting in accordance with policy W4.

The concentration of buildings and structures in this area should also safeguard any adverse impact from elevated positions in the registered parkland in accordance with policy CS03.

The existing belt of trees and scrub vegetation on the steep slope that rises beyond the southern leat and security fence acts as an important screen between the Chelson Meadow Waste Management complex of buildings and structures and the Plymstock Quarry development site. Unfortunately there is an insufficient space to enhance that by planting up a strip within the application site. However, the owners of the Plymstock Quarry development site have given an assurance that they have no intention of removing the

vegetation along this slope. It would probably be managed and maintained in accordance with any planning permission obtained for the Plymstock Quarry site. Furthermore the Council's suggested masterplan layout for Plymstock Quarry is shown in NPAAP and it is envisaged that the rear of future workshop premises would be positioned close to this boundary acting as a screen to the proposed residential area.

Proposed Policy CS22 states that planning permission will not be granted for development proposals that would give rise to harmfully polluting effects and the Council's Public Protection Unit are aware of the analysis undertaken by the Environment Agency in this regard, and the noise/odour assessments, and have no objections. It is considered that the proposal would accord with policy CS22. Indeed, it is considered that the applicants' proposals to relocate the bottle banks would be beneficial to the future development of Plymstock Quarry (hence the willingness of that developer to make a financial commitment to this).

It is considered that this proposal also compliments the recent planning permission 10/00636/FUL for the relocation of the noisy bottle bank to a more distant location within the complex (approx 200m north of the existing site).

There should be no increase in vehicular numbers as a result of this development and therefore no unacceptable impacts on the highway network as required by Council policy W4.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Section 106 Obligations

There is no S106 agreement in respect of this application.

Equalities & Diversities issues

No salient issues relating to this particular planning application.

Conclusions

In carrying out the development in accordance with the submitted details, and in complying with licensing regulations and planning conditions there should be no adverse impact from the proposed operations upon the surrounding area.

It is considered that there will be environmental benefits in improving the treatment of leachate and in providing flood attenuation measures and that the proposed buildings and structures, sited adjacent to established buildings in this waste management complex, should safeguard heritage and landscape concerns in accordance with Council policies CS03,CS22, CS34 ,NP14 and W4

It is considered that the applicants have adequately addressed matters relating to potential nuisance to the proposed new neighbourhood at Plymstock Quarry in accordance with Council policies NP14 and W4

Recommendation

In respect of the application dated **26/11/2010** and the submitted drawings, **Environment Statement dated 19th november 2010 including site location plan 0610 DV01661-01; site plan 0611 DV01661-01; cross sections 0612 DV01661-01; key plan 0001 DV01661-P2; Lagoon works plan 0241 DV01661-P2; works section 0243 and 0245 DV01661-P2; Demolition works 0901 DV01661-P2** , it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

SPECIFIED USE RESTRICTION

(2) The eastern end of the capped lagoon shall be used for storage purposes only and for no other purposes including any other purpose in Class B of the Schedule to the Town and Country (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason:

The Local Planning Authority considers that, in the particular circumstances of the case, the use of the eastern area for the purpose specified is appropriate but that a proposal to use the land for any other purposes that might generate noisy activity would need to be made the subject of a separate application to be considered on its merits in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

APPROVED PLANS

(3) The development hereby permitted shall be carried out in accordance with the approved plans in the Environmental Statement dated 19th November 2010: including site location plan 0610 DV01661-01; site plan 0611 DV01661-01; cross sections 0612 DV01661-01; key plan 0001 DV01661-P2; Lagoon works plan 0241 DV01661-P2; works section 0243 and 0245; DV01661-P2; Demolition works 0901 DV01661-P2.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

PPS10 - Planning for Sustainable Waste Management

CS34 - Planning Application Consideration

CS22 - Pollution

CS19 - Wildlife

CS21 - Flood Risk

CS03 - Historic Environment

PPS25 - Development and Flood Risk

W4 - Controlling, Reusing and Recycling Waste

NP14 - Chelson Meadow Waste Management Centre