

Planning Reference No:	10/0276W
Application Address:	Nick Brookes Skip Hire, Green Lane, Wardle, Nantwich, CW5 6DB
Proposal:	Change of use from industrial land to composting and waste storage with associated overflow parking (Site A)
Applicant:	Mr Nick Brookes, Nick Brookes Recycling Ltd
Application Type:	Full (Partially Retrospective)
Ward:	Cholmondeley
Constraints:	Open Countryside

SUMMARY RECOMMENDATION:

- Approve subject to conditions

MAIN ISSUES

- Development in the Open Countryside
- Landscape and Visual Impact; views from A51
- Potential noise from composting operations and machinery
- Air quality, dust and odour from composting operations and storage of waste materials
- Hydrology and water quality with regards to storing waste and composts on site

1. REASON FOR REPORT

1.1 This application has been referred to the Strategic Planning Board as the proposal would be considered to be a Major Waste application, and under the Council's scheme of delegation should be automatically referred to the Strategic Planning Board for determination.

1.2 The application was submitted in response to potential enforcement action as the applicant has been storing waste materials on this site for over 12 months.

2. DESCRIPTION OF SITE AND CONTEXT

2.1 The site is located in the Open Countryside on Wardle Industrial Estate, Green Lane, off the A51 in Wardle, approximately 5 miles to the north east of Nantwich. The site is part of the existing Wardle Industrial Estate which is a brownfield site, consisting of existing large industrial buildings and activities. The application site consists of existing buildings and a hardcore and concrete surface. The application site is located to the north, and adjacent to the existing Nick Brookes aggregate washing plant, recycling/skip business and waste transfer station. This application proposes an extension to the existing waste transfer operations on site. At present waste materials are imported to the waste transfer station via skips and containers, sorted,

and processed/treated and recyclable materials baled and stored, and then disposed of elsewhere, off site.

2.2 The current designated planning land use of the application site is B1, B2 and B8 by virtue of existing extant planning permissions. Neighbouring properties are of a general industrial and agricultural nature located adjacent to the Nick Brooks complex on Wardle Industrial Estate. NWF Agriculture is located approximately 260 metres to the north west, the A51 is approximately 400 metres to the north east, and the nearest residential property is approximately 400 metres to the south west of the application site.

2.3 The application site is currently being used by the applicant to store skips, vehicles associated with the adjacent waste operations, the storage of recyclable materials; plastics and construction and demolition waste, therefore this application is partially retrospective.

3. DETAILS OF PROPOSAL

3.1 The application is partially retrospective and seeks planning permission which would involve the change of use of existing industrial B2 and B8 land which benefits from existing planning permission for land and buildings, to open windrow composting operations (windrow composting is the production of compost by piling organic matter or biodegradable waste), storage of compost for maturation, and also open storage of pre-sorted wastes collected by the applicant via the existing skip business having been pre-sorted on the adjacent waste transfer station site to the south of the application site. The application also seeks to provide additional parking provision to compensate for the loss of car parking on an adjacent site (subject to planning application 10/0277W).

3.2 For the composting operation element of the application, the site operations would involve the importation, sorting, treatment (via open windrow composting) and open storage, (to a maximum height of 3 metres) of green and biodegradable waste that have been imported and sorted at the existing adjacent waste transfer station.

3.3 The green waste types that would be accepted at the site would comprise of dry non-hazardous controlled wastes in the form of biodegradable/green waste from a number of sources which may include; biodegradable residue from the aggregate washing process at the existing waste transfer station (grass and twigs), pruning material/hedge clippings, leaves, dead plant matter, grass cuttings, chipped wood, paper and cardboard. Putrescible waste such as food wastes would not be accepted at the site. The applicant wishes to create a useable product out of the biodegradable waste arisings from the waste transfer station rather than disposing of these wastes to landfill. The finished compost product would be used to spread on agricultural land within the applicant's ownership, off site.

3.4 This application seeks permission to regularise this activity for the change of use of the land to enable the storage of pre-sorted and recyclable materials (including baled paper, cardboard, plastics in accordance with the Environment Agency exemptions) pending recovery off site. The maximum height of recyclable material requested would be 4 metres in line with the current consented stockpiles of waste materials on site. It also seeks permission for the storage of skips (stored to a maximum height of no more than 4 metres) and waste containers (which are also being stored on site at present), the use of existing buildings as workshops, and also storage and maintenance in connection with the waste operations.

3.5 The application also seeks permission for the construction of 40 no. parking spaces for staff connected with the waste operations including 2 no. disabled parking spaces, 2 no. motorcycle and 2 no. cycle spaces (cycles can also be stored within the buildings on site). The parking is proposed to compensate for the loss of parking provision on the adjacent land subject to planning application 10/0277W (report item on this agenda, subject to planning approval) for recycled aggregate storage, where, should planning permission be granted, this land would no longer be available for use as a car park. Access to the proposed car parking area would be via a separate existing entrance point to the compost/waste storage area.

3.6 Existing boundary treatment for the site consists of a low level timber post and wire fence. The applicant intends to create a boundary on the north eastern boundary by creating a bund with landscaping, to be approved, and a 3 metre concrete wall, and on the north western and south eastern boundary by a 3 metre high concrete push-wall to protect the existing well established boundary hedgerows. The remaining boundaries would be bounded by 2.4 metre high steel palisade fencing. Existing buildings to the west of the site screen the site from views from the west.

3.7 The application proposes no changes in the operating hours to that of the existing operating hours at the waste transfer station which are: 0700 – 1800 Monday to Saturday. The repair and maintenance of on-site plant, machinery and vehicles may take place outside of these hours but shall not involve the arrival or departure of vehicles from the site. No other operations shall take place outside these hours Sunday, bank or public holidays without prior written agreement of the Waste Planning Authority.

3.8 The applicant hopes that this proposal would enable him to employ a further 5 people in the short term, in addition to the 101 existing employees already employed by the business.

3.9 A small skip would be provided in the composting area for the deposit of any litter or materials removed during the screening process that would not be considered to be biodegradable green waste and disposed of off-site.

3.10 The nature of this change of use application presents an extension to the existing Nick Brookes waste transfer station. All materials stored or processed on site would have already been sorted and segregated at the

adjacent transfer station prior to their storage or further processing (in the case for compost) on this application site, with the exception of pre-sorted loads received that would be pre-sorted off site prior to importation, thus ensuring that the waste types match those permitted on site. This pre-sorted element would be limited to 10 loads per day.

4. RELEVANT HISTORY

4.1 The application site has a number of planning permissions relating to B1, B2 and B8 uses granted by Crewe and Nantwich Borough Council

- 7/06048 – Building for Manufacturing Timber (1979)
- 7/09584 – Change of Use from packaging to general engineering (1983)
- 7/15960 – Construction of offices (1988)
- 7/17597 – Extension to building and offices (1989)
- P/93/0147 – Warehouse (1993)

4.2 The existing Nick Brookes waste transfer station has several extant planning permissions granted by Cheshire County Council:

- 7/20202 – Operation of a Waste Transfer Station; granted 24.02.1992
- 7/P69/0840 – Operation of a waste transfer station and storage/recovery facility; granted 23.12.1999
- 7/P00/0008 – New extension and alterations to proposed waste transfer station; granted 31.03.2000
- 7/2006/CCC/1 – Change of use of adjacent land to increase storage area; granted 22.02.2006
- 7/2007/CCC/12 – Extension to a waste transfer building and replacement 3 metre perimeter fence with 1.2 metre netting on top

5. POLICIES

5.1 The Development Plan comprises the North West of England Regional Spatial Strategy 2021 (RSS), Cheshire Replacement Waste Local Plan 2007 (CRWLP) and Borough of Crewe and Nantwich Adopted Local Plan (CNLP).

5.2 The relevant Development Plan Policies are:

Regional Spatial Strategy (RSS)

Policy DP7: 'Promote Environmental Quality'

Policy EM11: 'Waste Management Principles'

Policy EM12: 'Locational Principles'

Policy EM13: 'Provision of Nationally, Regionally and Sub-Regionally significant Waste Management Facilities'

Local Plan Policy

Cheshire Replacement Waste Local Plan (CRWLP)

Policy 1: 'Sustainable Waste Management'

Policy 2: 'The Need for Waste Management Facilities'

Policy 12: 'Impact of Development Proposals'

Policy 14: 'Landscape'

Policy 15: 'Green Belt'
Policy 17: 'Natural Environment'
Policy 18: 'Water Resource Protection and Flood Risk'
Policy 20: 'Public Rights of Way'
Policy 23: 'Noise'
Policy 24: 'Air Pollution; Air Emissions Including Dust'
Policy 25: 'Litter'
Policy 26: 'Odour'
Policy 27: 'Sustainable transportation of materials'
Policy 28: 'Highways'
Policy 29: 'Hours of Operation'
Policy 36: 'Design'

Borough of Crewe and Nantwich Adopted Local Plan 2011 (CNLP)

BE.1: Amenity
BE.2: Design Standards
BE.3: Access and Parking
BE.4: Drainage, Utilities and Resources
NE.2: Open Countryside
NE.9: Protected Species
NE.17: Pollution Control
NE.19: Renewable Energy

Other Material Considerations

Cheshire Landscape Character Assessment (2009)
Waste Strategy (2007)
On-Farm Green Waste Composting; An Advice Note (2002)

National Planning Policy and Guidance

PPS 1: Delivering Sustainable Development
PPS 4: Planning for Sustainable Economic Growth
PPS 7: Sustainable Development in Rural Areas
PPS 9: Biodiversity and Geological Conservation
PPS 10: Planning for Sustainable Waste Management
PPG 13: Transport
PPS 23: Planning and Pollution Control
PPG 24: Planning and Noise
PPS 25: Development and Flood Risk
MPS 2: Controlling and Mitigating the Environmental Effects of Mineral Extraction in England (including waste disposal); Annex 2 - Noise

6. CONSULTATIONS (External to Planning)

6.1 The Strategic Highways and Transport Manager does not object to this application subject to condition regarding access specification.

6.2 The Borough Council's Landscape Officer does not object to this

application but has concerns with regards to the boundary treatment and the heights of stockpiles which should be reduced and conditioned, and the potential impact on visual amenity and the landscape character of the area.

6.3 The Borough Council's Nature Conservation Officer does not object to this application and does not anticipate there being any significant ecological issues associated with the proposed development.

6.4 The Borough Council's Environmental Protection Officer does not object to this proposal subject to the submission of a noise mitigation scheme, bio-aerosol monitoring scheme, the conditioning of mitigation measures for bio-aerosol reduction, and that windrows are limited to a height of 3 metres and that height bars are installed on site to control this and to enable monitoring. With regards to dust, the monitoring and mitigation measures outlined in the application should be conditioned to ensure dust nuisance is minimised.

6.5 The Borough Council's Environmental Health Officer does not object to this proposal subject to conditions relating to hours of operation to be in-line with existing operating hours and concurs with the Borough Council's Environmental Protection Officer with regards to noise attenuation and environmental control being undertaken by the operator.

6.6 The Borough Council's Land Contamination Unit does not object to this application and has no comments to make.

6.7 The Environment Agency does not object to this application.

6.8 United Utilities does not object to this application subject to conditions in relation to drainage.

7. VIEWS OF THE PARISH / TOWN COUNCIL

Wardle Parish Council have been consulted and have no concerns or comments to make in relation to the application.

8. OTHER REPRESENTATIONS

At the time of writing the report, no letters of objection or support have been received in relation to this application

9. APPLICANT'S SUPPORTING INFORMATION

The planning application was accompanied by a planning statement which included information in relation to the proposals, policies and legislation, environmental information, plant, equipment and infrastructure, site management, reception and handling procedures, dust monitoring and control, environmental controls, the proposed composting procedure, traffic management, access details and noise control, a design and access statement, supporting plans, and a bio-aerosol risk assessment.

10. OFFICER APPRAISAL

10.1 Principle of Development

10.1.1 The rising cost for landfilling waste via the introduction of the landfill tax, and the various waste policies including the Landfill Directive, the National Waste Strategy and various other waste policy at European, National and Local level has increased the need for recycling/recovery operations to reclaim a wide range of wastes and re-usable products. The applicant seeks to recycle or recover up to 90% of its inputs (by weight).

10.1.2 The composting facility proposed on this site would enable the existing waste transfer station operator to recycle even more of the imported biodegradable waste stream. The application would facilitate the reduction of the disposal of biodegradable green waste to landfill. Furthermore, it would enable the site operator to compost biodegradable green wastes that are received and sorted at the existing waste transfer station, rather than transporting these green wastes off site to either alternative compost facilities or landfill, which is supported by European, National and Local policy.

10.1.3 This application would also reduce the number of vehicle movements to the local landfill by diverting green waste, and creating compost. Furthermore, it would provide additional storage capacity on site for other recyclable materials/products until a suitable market has been secured.

10.1.4 The capacity of materials permitted to be imported/ treated/ stored on site would be restricted per annum to 10,500 cubic metres for green waste composting, 5,300 cubic metres for maturation and storing matured compost and 5,400 cubic metres for open storage of recyclable materials.

10.1.5 Whilst the application is partially retrospective, there have been no complaints regarding this unauthorised operation.

10.2 Policy Considerations

10.2.1 On careful consideration of the application against the relevant policies set out above, it is considered that the proposal is in accordance with the Development Plan. Relevant policy compliance will be examined in further detail within the text below.

10.3 Open Countryside

10.3.1 Whilst the proposal is situated in the Open Countryside in which policy NE.2 of the CNLP applies, the site has an existing B2/B8 use pursuant to extant planning consents and located within an existing industrial estate. It is considered that, the proposed development would not therefore have an impact on the character or amenity of the Open Countryside, and the activity proposed would be of a similar nature to what has been occurring on site. An

element of the proposal (composting) is related to agricultural activities which is seen as an appropriate method of the management of green waste, and is not dissimilar to many agricultural activities. As such, it is considered that this proposal is not contrary to Policy NE.2 of the CNLP.

10.4 Transportation and Traffic

10.4.1 The site would be accessed via the dedicated existing access to the Wardle Industrial Estate off Green Lane and is considered to be a sufficient width to accommodate operations without need for specialist traffic controls. The access from the main highway (A51) has already been specifically designed and adapted to accommodate large numbers of heavy vehicle movement and facilitates suitable visibility in both directions to allow for safe access and egress of vehicles. All vehicles that visit the existing transfer station use this access. Use of the site would not increase the overall vehicle movements at the junction with Green Lane and the A51 as all waste vehicles accepted are already designated for the existing transfer station.

10.4.2 The existing extant planning consents permits 350 vehicle movements to the adjacent transfer station site (175 in, 175 out). There are no plans to increase the existing vehicle movements than is already permitted on site approved by virtue of the existing planning consents for Nick Brookes transfer station. It is considered that the potential additional 20 vehicle movements from the additional 10 loads per day proposed (from the pre-sorted waste) would not give rise to any operational difficulties on the local highway network as these vehicle movements would not be in addition to the already permitted movements to the site. The majority of the vehicles would already be accessing the site in relation to the existing waste transfer station. Therefore no additional vehicle trips would be generated by the proposed development.

10.4.3 The parking spaces are required to accommodate existing staff parking displaced from the existing car park on the adjacent site subject to planning application 10/277W. With the exception of the five additional new jobs that are anticipated, there would be no additional vehicles proposed.

10.4.4 The Strategic Highways and Transportation Manager has assessed this application and offers no highways objections subject to condition in relation to access specifications. However, no new access arrangements or alterations to access arrangements are proposed. Therefore, it is considered that this condition would not be necessary and would be added as an informative for future reference should alterations to the access be required in the future.

10.4.5 It is considered that the extension to the operations and storage capacity at Nick Brookes' site would not give rise to any operational impacts upon the capacity of Green Lane or its junction with A51. As such, it is considered that there are no over-riding reasons for which the development should be refused on highway grounds, and that this proposal accords with

Policies 12 and 28 of the CRWLP and Policies BE.1 Amenity, BE.2 Design Standards and BE.3 Access and Parking of the CNLP.

10.5 Landscape and Visual assessment

10.5.1 The Landscape Character Assessment of Cheshire East identifies this area as the Ravensmoor Character Area ELP1. This is characterised as a predominantly flat landscape, *'near the A51 in the north of the area the landscape is open and expansive, with larger fields and thin or low hedges with few trees, allowing extensive views across the plain'*. However, as stated previously, whilst this site is located in the Open Countryside, this site is located within an existing industrial estate, with existing consents for industrial uses and the views across the plain are already obscured by the existing industrial buildings, thus not having a materially additional adverse impact on the landscape character of the area.

10.5.2 As stated previously, this application is partly retrospective, as at present, the applicant is using this site to store recyclable materials and construction and demolition waste/rubble. These stockpiles are currently in excess of 6 metres which in the opinion of the Borough Council's Landscape Officer, is causing an unacceptable visual impact from views from the A51 approximately 400 metres to the north east of the site, and is also having an unacceptable impact on the Ravensmoor Character Area.

10.5.3 At present, the northern boundary of the site is demarcated by a low timber post and wire fence which provides no visual mitigation for the current and proposed activities or storage of material. To minimise the visual impact the applicant has proposed to screen the site on the northern boundary with a concrete wall and a planted embankment bund, which would go some way to screen views of the site from the A51 road.

10.5.4 It should be noted that, should planning permission be granted the materials currently on site that are clearly visible from the A51, would be moved from the northern part of the site as this area is proposed for the composting operations. Furthermore, it is recommended that these stockpiles of recyclable materials be reduced to a height of 4 metres within 3 months of the planning permission being issued. Any additional stockpiles should be maintained to a height of no more than 4 metres for the life of the development.

10.5.5 With regards to the proposed 'Planted Embankment', the ability of a concrete wall to support a 2m high half bund with trees/shrubs will depend on the construction detail, as well as trees species proposed. Should planning permission be granted, a boundary treatment scheme for the entire site including the fencing specification, concrete wall/panel specification and planting scheme would be required subject to condition to ensure the appropriate screening is provided and achieved.

10.5.6 Subject to reduced and maintained stockpile heights to no higher than 4 metres, and the compost stockpiles being restricted to 3 metres, it is considered that the site could be suitably screened with appropriate boundary treatment. As such, there are no over-riding reasons for which the development should be refused on landscape or visual impact grounds, and that this proposal accords with Policies 12 and 14 of the CRWLP and Policy BE.1 Amenity of the CNLP.

10.6 Residential Amenity

10.6.1 It is considered, due to the existing neighbouring uses being predominantly of an industrial nature, and that the existing land use is industrial B2 and B8 uses, that the site would appear to be a reasonable location for the proposed type of activities as they are similar to that of an industrial nature. The nearest residential property is Wardle Hall Farm about 400 metres to the south west, and some offices nearby; adjacent and 40 metres to the west and 50 metres to the south of the site.

10.6.2 The main issues that this proposed activity could give rise to affecting amenity include noise, air quality, dust, bio-aerosols and odour.

10.7 Noise

10.7.1 Potential noise impacts would be from vehicles and plant; particularly from the shredder and trammel (this is a screened cylinder used to separate materials by size). Best practical means would be used in all waste handling and other operations to ensure that noise levels do not exceed background levels by more than 5dBA. It is considered that there are few sensitive receptors in the surrounding area and operational hours would be restricted to the same as those existing at the waste transfer station. In spite of the fact that there are no nearby residential properties, the Council's Environmental Protection and Environmental Health Officers have requested that a scheme for the mitigation of noise to be submitted to ensure that noise is controlled. The approved scheme should consider the need to operate the various plant/machinery simultaneously, location of plant and other good practice. Furthermore, the noise attenuation measures described in the application statement should be undertaken by the applicant.

10.7.2 With the appropriate noise mitigation scheme, it is considered that the activity should not give rise to unacceptable noise, and as such, the proposal is considered to be in accordance with Policies 12 and 23 of the CRWLP and Policy BE.1 Amenity and BE.17 Pollution Control of the CNLP.

10.8 Air Quality, odour and dust

10.8.1 Site operations would be carried out to minimise the creation of dust. The sites existing water bowser would be available for use on site to ensure that dust is kept to a minimum on all vehicle running surfaces and stockpiles of materials. A vacuum tanker/road sweeper, or brush and shovel would also be used to clean the site access road and the adjacent highway if necessary, as existing. Harvested roofwater drainage would be utilised for water supply in preference to mains water supply where the use allows.

10.8.2 The application's planning statement includes measures for dust monitoring and control. The Council's Environmental Protection Officer considers the control and mitigation measures detailed in the application to be sufficient to control any nuisance from dust. These should be conditioned.

10.8.3 Composting can produce odour, which if not managed may become a nuisance. No putrescible wastes would be accepted on site which is likely to cause a smell nuisance. If malodorous wastes were to be deposited on site, it would be consigned to a quarantine skip and would be removed from the site immediately. The planning application details the proposed management practises that would ensure that the windrows are regularly checked and turned to ensure that they remain aerobic to prevent excessive odour production with regards to the composting process.

10.8.4 Subject to limits and controls on stockpile heights, dust control and monitoring, and odour management, as stated within the application, it is considered that this application should not give rise to unacceptable levels of dust or odour. As such, it is considered that in respects to air quality and dust that this proposal is in accordance with PPS 23, Policies 12, 24 and 26 of the CRWLP and Policy BE.1 Amenity and BE.17 Pollution Control of the CNLP.

10.9. Bio-Aerosols

10.9.1 The action of shredding and turning of green wastes and compost windrows leads to the formation and release of bio-aerosols, which can carry concentrations of bacteria and micro-organisms which can potentially be harmful to human health. Consequently, the Environment Agency has an adopted policy statement where there is a presumption against granting planning permission for any new compost facilities where the boundary of the facility is within 250 metres of a work place or the boundary of a dwelling, unless the application is accompanied by a site specific risk assessment, based on clear, independent scientific evidence which shows that bio-aerosol levels are and can be maintained at appropriate levels at the dwelling or workplace.

10.9.2 Other than industrial buildings/offices on Wardle Industrial Estate, there are no other properties within 250 metres of the proposed application site. The nearest residential property to this proposal is 400 metres to the south west of the application site. The planning application has

been accompanied by a full risk assessment, providing details of the proposed activities, assessing the risks of the proposal and also providing recommendations for management and monitoring.

10.9.3 The issue of bio-aerosols is difficult to quantify, however the risk assessment concludes that the outcome for the distribution of airborne pathogens is low. It is considered that composting of green waste represents less of a risk to human health than composting food and other putrescible wastes. As such, the restrictions on the waste types as stated in the application would ensure that bio-aerosol production would be greatly reduced. Also, the prevailing wind direction is south westerly; away from offices and the nearest residential property.

10.9.4 The composting risk assessment accompanying the application gives recommendations for the control of the release of these substances from the site. It also recommends that, despite the lack of nearby residential properties, a scheme of monitoring is undertaken. It advises that background levels are recorded at certain locations stated within the risk assessment.

10.9.5 Whilst there are places of work within a 250 metres radius of the proposed site, the planning application is supported by a site specific risk assessment which concludes that the risk outcome for the distribution of airborne particles would be low. The Environment Agency have been consulted and have raised no objections to the proposals. The Council's Environmental Protection and Environmental Health Officers have requested that the proposed mitigation measures are conditioned, as is the submission of a scheme for monitoring including assessing current background levels and the proposed frequency during operation. In addition it is considered that windrows should be limited to a height of 3 metres, and that height bars are installed on site to control this. As such, it is considered that, in relation to bio-aerosols that this proposal accords with the provision of PPS 23, Policies 12 and 24 of the CRWLP and Policy BE.1 Amenity and BE.17 Pollution Control of the CNLP.

10.10 Hydrology

10.10.1 The existing site drainage would remain for the majority of the site, with the exception of the composting operation area which would drain to a sealed underground holding tank, the capacity of which would be prior agreed with the Environment Agency. The holding tank would capture runoff and leachate from the composting process to enable it to be re-circulated within the windrows. United Utilities and the Environment Agency were consulted and have no objection to the proposed compost operations and recyclable materials storage.

10.10.2 This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of

the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate determined by United Utilities. Subject to the above, it is considered that this application accords with the provisions Policies 12 and 18 of the CRWLP and Policy BE.4 of the CNLP.

10.11 *Employment*

10.11.1 The proposed development would provide a continuance and extension to existing employment opportunities for the local area. The development is likely to employ a minimum of 5 people in addition to the 101 existing employees already employed by the business. This application is considered to be a sustainable form of development for the reasons set out above and would support the principles of PPS 4 in assisting to deliver sustainable economic growth.

11. CONCLUSIONS

11.1 It is considered that the proposed change of use from B2 and B8, for the use of land for the composting of green waste and the subsequent storage and maturation of compost, and the storage of recyclable materials would be acceptable, and not dissimilar to that which is already permitted on site as it is of an industrial nature. It is considered that the proposal would not have an adverse impact on the character and amenity of the Open Countryside as it would be a replacement of existing industrial operations and an extension to an existing site. The additional parking proposed is required for the existing staff and a replacement for parking provision that would be lost should planning application 10/0277W be granted.

11.2 It is considered that the proposal would not give rise to additional traffic movements, so therefore it would not have an adverse impact on the local highway network. With effective management controls and mitigation, the proposal would not lead to an adverse impact in terms of noise, dust, odour or bio-aerosols to the local environment. A robust boundary treatment scheme and reductions of the existing stockpiles and restrictions on the heights of any further stockpiles and stacked skips would ensure that the visual impact is minimised.

11.3 The proposal accords with the provisions of the development plan and the principles of the Waste Hierarchy. Furthermore, it presents an opportunity to create another product from biodegradable and green waste arisings produced at the transfer station that would be disposed of to landfill, which is supported at a European, National and Local level. There are no material planning reasons why this proposal should be refused.

12. RECOMMENDATION

THAT; Planning permission should be granted subject to conditions covering in particular: -

- **Standard conditions;**
- **Approved plans;**
- **Boundary treatment scheme submitted within 1 month and implemented within 3 months and planted in the next available planting season;**
- **Noise limits set;**
- **Noise mitigation scheme submitted for approval;**
- **Bio-aerosol best practice, mitigation and monitoring as per risk assessment;**
- **Odour management and best practice as per application;**
- **Dust monitoring, control and best practice as per application;**
- **Open windrows stockpile heights limited to no more than 3 metres height bars provided;**
- **Recyclable waste material stockpiles reduced to 4 metres in height within 3 months of the date of the permission and maintained at a maximum of 4 metres throughout the life of the development;**
- **Stacked skips limited to 4 metres in height;**
- **Drainage;**
- **Waste/materials stated in the application only permitted;**
- **Standard compost conditions detailing waste types in accordance with the EA permit excluding putrescible and food waste;**
- **No burning of wastes on site;**
- **Hours of operation as stated with the application;**
- **Waste treatment and storage shall only take place on the concreted areas of the site;**
- **Standard operational conditions; and**
- **Limits on volume of material as stated within the planning application.**

The following informatives should be attached to any decision notice

Highways

The applicant will need to obtain the consent of the highways authority (CEC) for any work in, or that may affect the public highway. The applicant should contact Crewe area office (CEC) before constructing or altering any access. This work should be carried out under a section 184 licence.

Any new access or alterations to an existing access must be approved by the LPA prior to development and constructed in accordance with the approved drawings and to CEC specification. Any new gates should open inwards and be set back from the edge of the highway to allow the largest of vehicles using this site to park off highway.

United Utilities

Should this planning application be approved, the applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers

United Utilities offers a fully supported mapping service at a modest cost for our electricity, water mains and sewerage assets. This is a service, which is constantly updated by our Map Services Team (Tel No: 0870 7510101) and I recommend that the applicant give early consideration in project design as it is better value than traditional methods of data gathering. It is, however, the applicant's responsibility to demonstrate the exact relationship on site between any assets that may cross the site and any proposed development.

Environment Agency

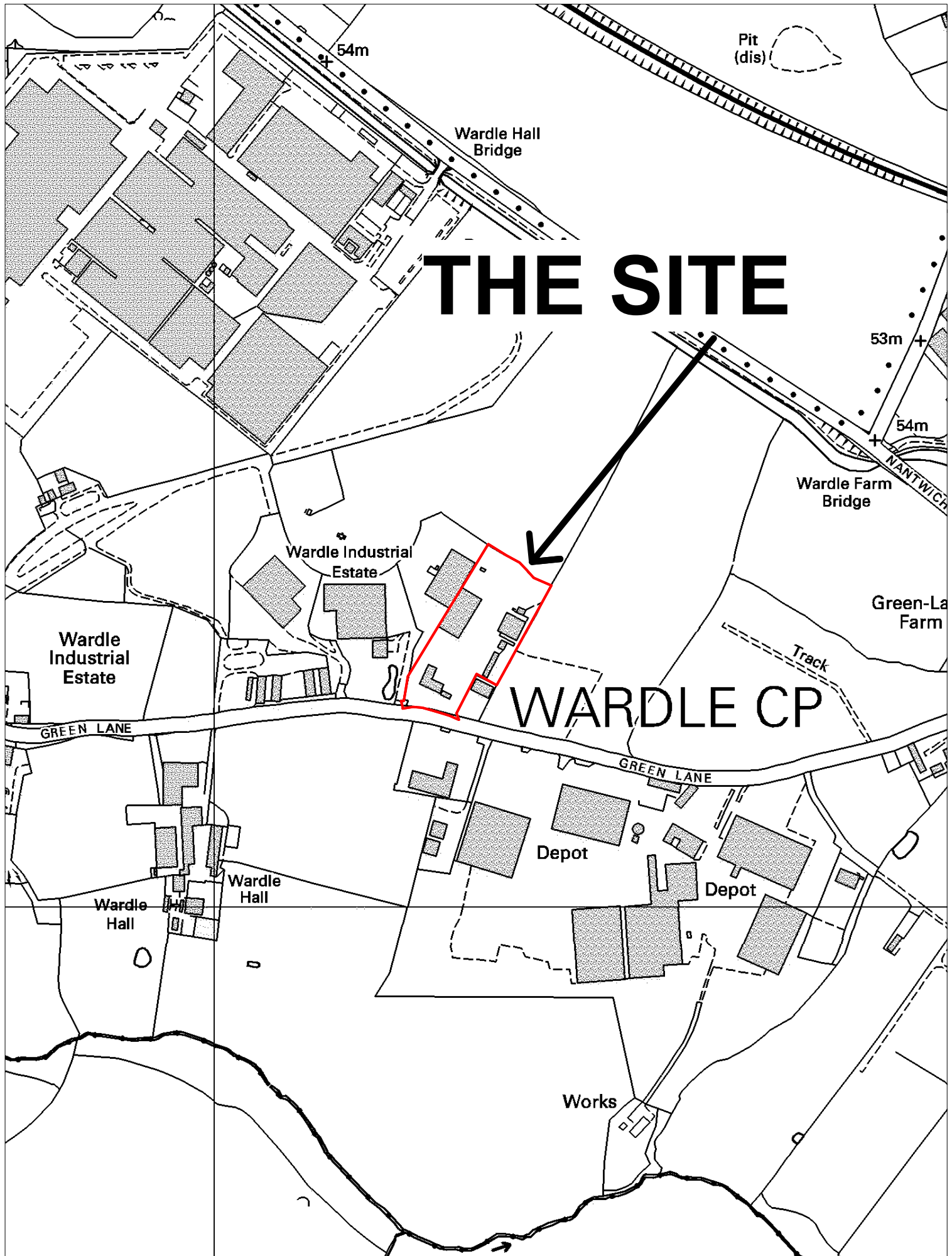
This development will require an Environmental Permit under the Environmental Permitting Regulations 2007 from the Environment Agency, unless an exemption applies.

The Duty of Care regulations for dealing with waste materials are applicable for any off-site movements of wastes. It should be ensured that all materials removed go to an appropriate licensed disposal site and all relevant documentation is completed and kept in line with the Duty of Care regulations.

It should be ensured that there is no possibility of contaminated water entering and polluting surface or groundwater.

If any controlled waste is to be removed off site, it must be ensured that a registered waste carrier is used to convey the waste material off site to a suitably authorised facility.

For more specific advice please see available guidance at: www.environment-agency.gov.uk/subjects/waste/



10/0276W NICK BROOKES SKIP HIRE, GREEN LANE, WARDLE, NANTWICH, CW5 6DB

NGR: 360,330m - 357,330m

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