

Planning Application: Report of Handling

Application No. 17/0844/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Houston, Crosslee and
Linwood

Applicant

Keenan Recycling Ltd
Hillhead of Auchreddie
New Deer
Turrieff
AB53 6YH

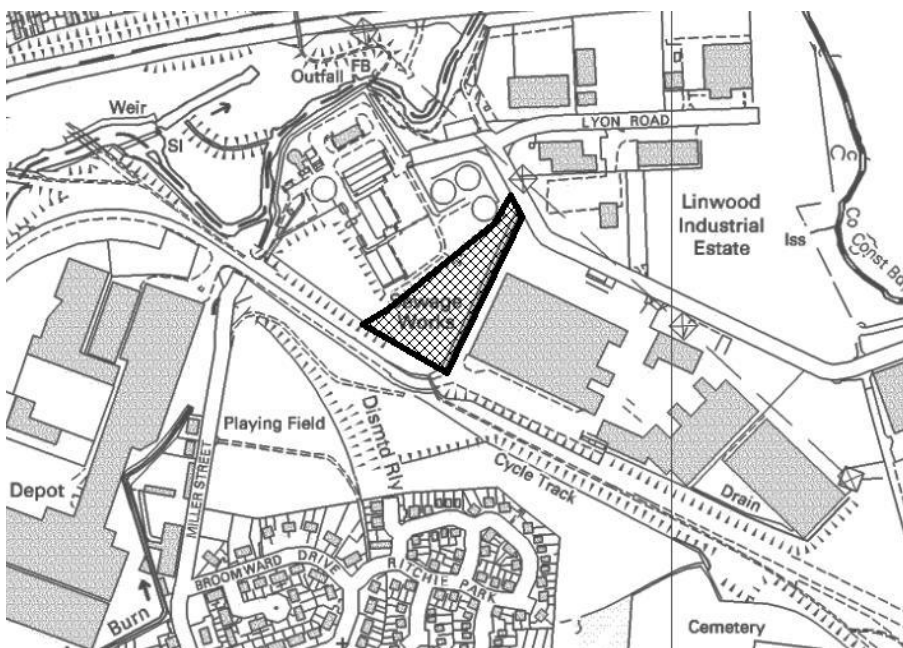
Registered: 30/11/2017

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF SINGLE STOREY INDUSTRIAL BUILDING FOR USE AS AN ORGANIC WASTE TRANSFER STATION

LOCATION: YARD A, BURNBRAE ROAD, LINWOOD, PAISLEY

APPLICATION FOR: FULL PLANNING PERMISSION



© Crown Copyright and database right 2013. All rights reserved. Ordnance Survey Licence number 100023417.

RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with Scottish Planning Policy, Clydeplan and the Renfrewshire Local Development Plan Policy E1 'Renfrewshire's Economic Investment Locations' wherein proposals for waste management infrastructure are considered acceptable in business and industrial locations.
- No representations received and no objections from statutory consultees.
- The development is assessed to be acceptable in terms of design, layout, material and finishes.
- The applicant states all handling of waste will take place within the building.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES
REPORT OF HANDLING FOR APPLICATION 17/0844/PP

APPLICANT:	Keenan Recycling Ltd
SITE ADDRESS:	Yard A, Burnbrae Road, Linwood, Paisley
PROPOSAL:	Erection of single storey industrial building for use as an organic waste transfer station.
APPLICATION FOR:	Planning Permission-Full

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	No representations received.
CONSULTATIONS:	<p>Coal Authority - No objection.</p> <p>Glasgow Airport Safeguarding - No objection. Recommend advisory guidance be provided with respect to bird hazard management and the use of cranes.</p> <p>NATS - No objection.</p> <p>SEPA - No objection.</p> <p>Scottish Water - No comment.</p> <p>Director of Environment and Communities (Design Services) - No objection.</p> <p>(Environmental Services) - Recommend conditions in relation to potential site contamination.</p> <p>(Roads) - No objection subject to the provision of a cycle way/footpath link through the site.</p>
PRE-APPLICATION COMMENTS:	A previous similar application for an adjacent site was withdrawn due to drainage requirements and the applicant was advised that on this site drainage requirements, could be satisfactorily addressed.

ENVIRONMENTAL STATEMENT:	Not Applicable
APPROPRIATE ASSESSMENT :	Not Applicable
DESIGN STATEMENT:	Not Applicable
ACCESS STATEMENT:	Not Applicable
OTHER ASSESSMENTS:	The applicant has submitted a desk study and site reconnaissance report providing an initial conceptual site model on potential sources of contamination at the site. This includes the activities relating to the former sewage treatment works on site, possible fill material associated with the former filter beds and made ground associated with the previous development of the site. It is stated that the preliminary risk assessment has found that risks are likely to be low to moderate.

A Site Investigation Addendum report submitted by the applicant states that given that the proposed building is to be situated on the up-gradient position on the elevated hard standing platform, it is considered that this development would be determined as low risk.

The Qualitative Drainage Impact Assessment that was submitted outlines a qualitative approach to the drainage strategy associated with the proposed development. It is claimed that no substantial change is considered to the surface water or waste water and that the new development will not substantially change the drainage requirements of the site.

The Coal Mining Risk Assessment indicates that there are no coal bearing strata below the site and that proposed mitigation of ironstone workings in the north-east of the site comprises avoidance of potential historical workings. It is claimed that there is no risk of mining instability across the rest of the site.

The applicant's supporting statement outlines the potential Development Operations at the site. The report claims that there is currently a significant disposal cost for food waste collected in Central Scotland and that this cost impacts on the viability of collection services which has hindered the diversion of this waste stream from landfill.

It is stated that the proposal would safeguard existing jobs in the company's collection service, create a firm foundation on which to grow the business and create a further five jobs at Linwood.

The operations would comprise the reception of deliveries of source segregated food waste from commercial and industrial premises collected by the applicant, Keenan Recycling, as well as food waste collected by Local Authorities.

The food would be separated from its packaging and pumped to a tanker. The liquidised food would be transported to local anaerobic digestion facilities where it would be used to create green energy. All the tipping and waste handling would take place within the building. Machinery within the building would consist of an electrically powered de packager and one/two loading machines.

The report highlights that a maximum throughput it is expected that there would be 10-12 smaller food waste collection vehicles (8 tonne payload) tipping per day, approximately 3 - 4 larger tankers (24 tonnes per day) leaving the facility to transport the liquidised food to the Anaerobic Digestors and removal of a compactor skip weekly to transport packaging to a recycling facility.

The proposed operations within the building are to be 24 hours, 7 days a week and proposed hours of receipt would be as per the current waste Management Licence approved by SEPA.

CLYDEPLAN POLICIES:	<u>Clydeplan Strategic Development Plan 2017</u> Policy 11 - Planning for Zero Waste
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<u>National Planning Framework 3.</u> <u>Scotland's Zero Waste Plan</u> <u>Scottish Planning Policy</u> <u>Renfrewshire Local Development Plan January 2014</u> Policy E1 - Renfrewshire's Economic Investment Locations. Policy I8 - Waste Management <u>New Development Supplementary Guidance.</u> Delivering the Economic Strategy.

	COMMENTS
PLANNING HISTORY	<p>12/0391/PP - Formation of temporary concrete composting pad with associated access road. Granted subject to conditions 30/07/2012.</p> <p>08/0658/PP - Creation of anaerobic digestion facility to treat local authority waste streams and food waste from commercial and industrial facilities. Granted subject to conditions on 26/07/2012.</p> <p>07/0037/PP - Creation of a composting facility using local authority green waste and formation of hardstanding and weighbridge. Granted subject to conditions on 07/06/2007.</p>
SITE VISIT	07/02/2018
DESCRIPTION	<p>The site, a vacant former storage compound with concrete platform, comprises an irregularly shaped parcel of land of approximately 0.97 hectares and is generally flat.</p> <p>Planning permission is sought for the erection of a building to house an organic waste transfer station. The building would contain concrete handling bays to accommodate incoming food waste</p> <p>The applicant submits that a fundamental characteristic of the Linwood site proposal is that it does not include any biological treatment of food waste such as composting or anaerobic digestion. As such food waste would be delivered to a building and depackaged using an electrically powered depackager. This machine produces cleaned packaging, free of food waste and a liquidised food fraction which will be stored in tanks prior to transportation by tanker to local Anaerobic Digestion Plants. This operation will typically be carried out within 24 hours.</p> <p>All handling of waste will take place within the building. As there is no biological treatment of the food waste on site, it will be in liquid form and pumped to sealed tankers the potential for odour is minimal.</p>

DESIGN AND MATERIALS	The building would be 42 metres in length by 30 metres in breadth with a footprint of approximately 1260 square metres and would have a pitched roof. Comprising of a steel structural frame the building would have a height of 13.6 metres and would be finished in external cladding.
SCALE AND POSITIONING	The site is bound to the north and west by a vacant former sewerage treatment works, to the south by a landscaped strip which accommodates the national cycle route and to the east by Malcolm Logistics and Burnbrae Road.
PRIVACY AND OVERLOOKING	Not Applicable
DAYLIGHT AND OVERSHADOWING	Not Applicable
LANDSCAPING	Not Required
ACCESS AND PARKING	Access would be as existing from Burnbrae Road.
OTHER COMMENTS	<p>The determining issues in this case are whether the proposal is in compliance with the policies of the development plan; whether the proposal can be accommodated within the site as proposed and whether the proposal would have an unacceptable impact on its surroundings.</p> <p>National Planning Framework 3 states that all resources, including waste, require sustainable management to deliver on climate change commitments and realise opportunities for business and employment.</p> <p>It makes clear that a decentralised network of processing facilities will be needed to achieve this vision for a circular economy where waste is recognised as an opportunity, not a burden. Working together with the Zero Waste Plan, the Scottish Planning Policy provides a policy framework for achieving this within development planning and management."</p> <p>Scotland's Zero Waste Plan 2013 sets out the national context for consideration of waste-related matters through measures including waste prevention, landfill bans, separate collection of specific waste types to avoid contaminating other materials, increasing reuse and recycling opportunities, and contributing to renewable energy targets.</p> <p>The Zero Waste Plan identifies supporting the development of facilities required to recycle and recover the economic and environmental value from waste as an important strand in achieving the overall objective of a zero waste society.</p> <p>Scottish Planning Policy introduced the principle of a presumption in favour of development that contributes to sustainable development.</p> <p>Scottish Planning Policy elaborates by stating that decisions should be guided by a number of principles, one of which is "reducing waste, facilitating its management and promoting resource recovery".</p>

Scottish Planning Policy makes clear that the planning system should support the emergence of a diverse range of new technologies and investment opportunities to secure economic value from secondary resources, including reuse, refurbishment, remanufacturing and reprocessing.

Scottish Planning Policy advocates that suitable sites will include those which have been identified for employment, industry or storage and distribution. In terms of development management, SPP advises that in determining applications for new installations, planning authorities should determine whether proposed developments would constitute appropriate uses of the land, leaving the regulation of permitted installations to SEPA.

Clydeplan (2017), Policy 11 confirms that the provision of appropriate infrastructure to meet the Zero Waste Plan targets will support the Spatial Development Strategy. It goes on to indicate that proposals for waste management facilities will generally be acceptable, inter alia, in industrial and storage and distribution locations, degraded, contaminated or derelict land, existing or redundant sites or buildings that can be easily adapted or existing or former waste management sites.

Renfrewshire Local Development Plan (2014) confirms the site as being covered by Policy E 1 'Renfrewshire's Economic Investment Locations' which identifies and promotes these areas for the development of Class 4 business, Class 5 general industry and Class 6 storage and distribution development and ancillary service provision and states that development proposals require to be assessed against the criteria detailed in the New Development Supplementary Guidance.

Local Development Plan Policy I8 'Waste Management' acknowledges the potential of waste management in contributing to the delivery of a green economy and sustainable economic growth within Renfrewshire.

Policy I8 indicates that development proposals for waste management infrastructure and facilities will require to demonstrate conformity to the Zero Waste Plan and; ensure that the site has a good level of accessibility and the development does not have an adverse impact on the existing road network; keeps transportation to a minimum; be able to co-exist with surrounding existing and allocated land uses; be located on land designated for Renfrewshire's Economic Investment Locations or Transition Areas, subject to site specific considerations; and protect the built heritage and natural environment and demonstrate that it does not have an adverse effect on the integrity of any Natura 2000 sites. The proposals do not affect any Natura 2000 designation. Site specific considerations are addressed below.

The Local Development Plan New Development Supplementary Guidance sets out the general 'Economic Development' and specific 'Strategic Economic Investment Location' (SEILs) criteria against which proposals require to be

assessed. These include responding to the needs of different sectors; good accessibility; facilitating the reuse of vacant or derelict land; result in employment creation and bring economic benefit without causing significant environmental impacts, including an overall loss of amenity within the surrounding area and/or a significant adverse effect on neighbouring properties in terms of use, scale, noise, disturbance and statutory air quality objectives.

The New Development Supplementary Guidance states that "Proposals for waste management infrastructure will be acceptable within SEILs where it conforms to, meets and delivers the objectives of the Zero Waste Plan as well as demonstrating that it will not have a significant impact upon amenity or operation of other uses, subject to site specific considerations".

With regard to site specific matters, the sensitivity of the area; the positioning of buildings; hours of operation; dust, smell etc; and the effect of cumulative impacts also need to be considered to determine whether the proposals accord with the development plan. In terms of sensitivity, there are no dwellings in close proximity to the proposal site. These nearest dwellings are estimated to be some 130 metres to the south west with an intervening area of open space, trees and shrubs between the houses and the proposed activities. This is consistent with the advice set out in Scottish Planning Policy which recommends a buffer zone of 100m between sensitive receptors and recycling facilities.

The site lies within a long established industrial area with other industrial and business activities operating throughout a twenty-four hour period and the Director of Environment and Communities has not advised against the proposals or recommended conditions in this regard. There are no other similar activities in the vicinity and the requirement to consider cumulative impacts does not occur. The proposals are therefore considered to be acceptable in terms of site specific considerations.

In terms of traffic and related matters, The Director of Environment and Communities (Roads) has offered no objection to the proposal but has recommended the provision of a cycle link/footpath through the site to connect with the surrounding network. While the connectivity of developments to the cycle and footpath network is supported, due to the scale and nature of this proposal, it is not considered to be essential nor justified in this instance, given the adequacy of existing footpath/road access to the site from the surrounding area.

The predicted noise levels have been assessed and the Director of Environment and Communities (Environmental Services) has indicated no objection. A similar view is taken with regard to dealing with pests.

The proposals are assessed to be fully consistent with NPF3, Scottish Planning Policy, the Zero Waste Plan, the strategic

	and local components of the development plan, and there are not considered to be any material considerations which would render the proposals unacceptable.
RECOMMENDATION	GRANT subject to conditions.

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

- 1 That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority and thereafter implemented as approved prior to the development becoming operational;

Reason: These details have not been submitted.

- 2 That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

- 3 Prior to the commencement of development, the developer shall provide for the written approval of the Planning Authority:-

a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within that development, and
b) a remediation strategy / method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports; Reports shall be prepared in accordance with BS10175: 2011- Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

Reason: To ensure that the site will be made suitable for its proposed use.

- 4 Prior to the occupation of the building, a Verification Report confirming completion of the works specified within the approved Remediation Strategy, submitted under the terms of Condition 3 above, shall be submitted to the Planning Authority for written approval.

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

- 5 That with the specific exception of vehicle deliveries and uplifts, associated vehicle parking and vehicle manoeuvring, all other activities shall be carried out entirely within the building envelope and no storage, sorting or processing of materials or

any other activities shall be undertaken within the external yard area.

Reason: To define the consent.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers,
please contact Sharon Marklow on 0141 618 7835.