

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 06 FEBRUARY 2004

**02/0930/FL: PROPOSED WASTE TRANSFER BAY AND INSTALLATION OF
INTERCEPTOR TANK
AT UNIT 2, LORENY INDUSTRIAL ESTATE, KILMARNOCK
BY A CORRIE**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning consent is sought for a waste transfer station and re-cycling facility to provide a facility for the keeping, transfer and re-cycling of general skip waste in terms of commercial, industrial and household wastes (but not household domestic or food waste, or special waste). Waste shall only be accepted from the company's own skip vehicle fleet.

The applicant at present operates a skip hire business from the site and wishes to increase the quantity of commercial waste re-cycled. The site layout would comprise:-

- A concrete access road and hardstanding for waste containers.
- Roll-on/off containers for green and general waste.
- Skips for re-cyclate likely to comprise wood, metals, cardboard and paper. Other re-cyclate skips would be added as markets are developed.
- A storage area for storing neat waste eg soils, brick and stone.
- An interceptor tank prior to drainage entering the sewerage network.

1.2 The applicant proposes to operate 07:30 to 18:00 Monday to Friday and 07:30 to 14:00 on Saturdays. There would be no Sunday operation. Wherever possible works to prepare the site for incoming loads or to secure the site contents after closure will be performed during opening hours and it is intended that the site will be cleared of all waste at the end of each working day. Skips which have been loaded with waste shall be stored on the concrete area and securely netted or sheeted.

The site has been designed to accept a maximum of 120 tonnes per day of mixed waste delivered via dedicated vehicles. The current level of operation equates to 50 tonnes per day and whilst the applicant is applying for a maximum of 25,000 tonnes per annum equating to 90 tonnes per day, his preference of 120 tonnes per day as a maximum is to allow for peaks in business throughout the year.

1.3 All drivers will report to the site office and the site operative will direct the driver where to tip. The site is split into two areas, the first for the storage of empty skips and the second, the reception bay for incoming waste and a storage area for waste and re-cyclate skips. Waste will then be sorted into re-cyclate and waste. All waste is loaded into a 40 yd open skip and loaded skips are securely sheeted and removed to landfill as soon as possible. Some of the suitable waste may be used to infill the surrounding land which was approved under a previous consent and it is anticipated that such practice could account for approximately 20% of all waste. The operator will arrange for the removal of all full containers to the appropriate disposal point or material re-cycling facility and records will be retained at all times.

The following environmental controls will be operated by the applicant:-

Vermin Controls

All necessary steps will be taken to control and eradicate vermin and on operational days, the site and immediate surroundings will be inspected and a record kept in the site diary.

Litter

The site will be kept as clean and tidy as possible at all times and all litter will be removed. Any windblown waste or that dropped by members of the public will be contained and cleared out hourly. The boundary fence has been designed to act as a litter constraint.

Burning

No materials shall be burnt on site.

Burning

No materials shall be burnt on site.

Dust

Steps shall be taken to wash down roadways and the hardstanding area.

Odour

Any waste that proves to be odorous shall be placed in a container and removed as soon as possible and within the working day. To minimise the potential for odour generation, all vehicles, waste containers and hardstanding shall be washed frequently.

Mud

It is unlikely that off-site contamination of the highway will occur but if there is a problem a road sweeping vehicle will be used.

2. RECOMMENDATION

2.1 The application should be approved subject to the conditions indicated on the enclosed sheet.

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report the application is in accordance with the Adopted Local Plan and the Approved Ayrshire Joint Structure Plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

3.2 As indicated in Section 6 of the report there are material considerations relevant to the application. The proposed waste transfer station accords with the waste management policies of the Adopted East Ayrshire Local Plan (EALP) and the proposed development can be classified as an industrial use. The development also accords with the general principles embodied within NPPG10 and the National and Area Waste Strategies as the applicant is proposing by year 2, that 50% of the waste is to be reused or recycled and the transfer station is to be sited in close proximity to the waste source. Furthermore, all the waste will originate from within East Ayrshire which accords with the requirements of the Ayrshire Joint Structure Plan and the EALP.

3.3 Any concerns in respect of water pollution odour, litter, vermin and dust, can be addressed by either attaching conditions to any grant of planning consent or by the adoption of good management and housekeeping practices by the applicant such as detailed in the Working Plan. The Roads Division has not offered any objections to the development as the development is in close proximity to a B classified road and the A77 and A71 which already are used by significant volumes of traffic. The waste transfer station will be accessed through an existing industrial estate where there is significant vehicular activity. The

visual impact of the development is considered to be limited due to its siting within an industrial estate away from residential properties. It will not be visually prominent from surrounding main roads, and is in keeping with the other surrounding industrial uses.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application would not require to be referred to the Development Services Committee as there would not be a significant breach of Council policy.

Alan Neish
Head of Planning and Building Control

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 06 FEBRUARY 2004

**02/0930/FL: PROPOSED WASTE TRANSFER BAY AND INSTALLATION OF
INTERCEPTOR TANK
AT UNIT 2, LORENY INDUSTRIAL ESTATE, KILMARNOCK
BY A CORRIE**

Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application, which is to be considered by the Local Planning Committee under the scheme of delegation as it is an application of area significance.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located at the southern end of Kilmarnock within an established industrial estate comprising a small area of a larger site operated by the applicant as part of Corrie Skip Hire. The site is bound to the north by other industrial units, to the south and west by agricultural land and to the east by open ground and Simon's Burn. The site currently comprises a large hardstanding area measuring 70m x 70m surrounded by galvanised fencing. The existing workshop and office is located immediately to the north.

2.2 **Proposed Development:** Full planning consent is sought for a waste transfer station and re-cycling facility to provide a facility for the keeping, transfer and re-cycling of general skip waste in terms of commercial, industrial and household wastes (but not household domestic or food waste, or special waste). Waste shall only be accepted from the company's own skip vehicle fleet.

The applicant at present operates a skip hire business from the site and wishes to increase the quantity of commercial waste re-cycled. The site layout would comprise:-

- A concrete access road and hardstanding for waste containers.
- Roll-on/off containers for green and general waste.

- Skips for re-cyclate likely to comprise wood, metals, cardboard and paper. Other re-cyclate skips would be added as markets are developed.
- A storage area for storing neat waste eg soils, brick and stone.
- An interceptor tank prior to drainage entering the sewerage network.

2.3 The applicant proposes to operate 07:30 to 18:00 Monday to Friday and 07:30 to 14:00 on Saturdays. There would be no Sunday operation. Wherever possible works to prepare the site for incoming loads or to secure the site contents after closure will be performed during opening hours and it is intended that the site will be cleared of all waste at the end of each working day. Skips which have been loaded with waste shall be stored on the concrete area and securely netted or sheeted.

The site has been designed to accept a maximum of 120 tonnes per day of mixed waste delivered via dedicated vehicles. The current level of operation equates to 50 tonnes per day and whilst the applicant is applying for a maximum of 25,000 tonnes per annum equating to 90 tonnes per day, his preference of 120 tonnes per day as a maximum is to allow for peaks in business throughout the year.

2.4 All drivers will report to the site office and the site operative will direct the driver where to tip. The site is split into two areas, the first for the storage of empty skips and the second, the reception bay for incoming waste and a storage area for waste and re-cyclate skips. Waste will then be sorted into re-cyclate and waste. All waste is loaded into a 40 yd open skip and loaded skips are securely sheeted and removed to landfill as soon as possible. Some of the suitable waste may be used to infill the surrounding land which was approved under a previous consent and it is anticipated that such practice could account for approximately 20% of all waste. The operator will arrange for the removal of all full containers to the appropriate disposal point or material re-cycling facility and records will be retained at all times.

The following environmental controls will be operated by the applicant.

Vermin Controls

All necessary steps will be taken to control and eradicate vermin and on operational days, the site and immediate surroundings will be inspected and a record kept in the site diary.

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Any waste that proves to be odorous shall be placed in a container and removed as soon as possible and within the working day. To minimise the potential for odour generation, all vehicles, waste containers and hardstanding shall be washed frequently.

Mud

It is unlikely that off-site contamination of the highway will occur but if there is a problem a road sweeping vehicle will be used.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division, Transco, The Coal Authority and Scottish Water have no adverse comments to make regarding the proposed development.

Noted.

3.2 Scottish Environment Protection Agency do not object to the application and advise that the proposal is likely to be subject to Waste Management Licensing Regulations and will require to be licensed by SEPA.

Noted. The applicant has lodged a finalised working plan which can be conditioned as forming part of the approval if consent is granted. In addition if there are any changes through regularisation by SEPA, the applicant may require further approval under this consent.

3.3 East Ayrshire Council's Environmental Health Division has advised that it will be the case (assuming planning consent is obtained) that detailed operating conditions will be specified to the applicant by SEPA in any licence subsequently issued by that body. Accordingly, a number of the criteria under discussion as part of the planning process will also be duplicated in the SEPA waste management licensing process. It is considered that complete duplication of conditions is unnecessary and that a number of the detailed operating conditions could effectively be covered by the terms of the SEPA licence. A number of basic principles would however require to be enshrined in any planning approval irrespective as to whether they might also be included in the waste management licence. (One reason for so doing is that licences can be varied or altered, accordingly, if a specific matter is not subject to any planning control or restriction, there is no guarantee that it will not be altered at some future date).

3.4 In this regard, therefore, any planning conditions under consideration should initially include such basic parameters as days/hours of operation and throughout. Agreement has been reached that Saturday afternoon and Sunday working is unlikely to occur and it does not at present; this should be formalised by a condition prohibiting any operation of the site at such times. Operating hours should likewise be specified (as per the working plan). There should also be a condition prohibiting the acceptance of any domestic or food wastes at the transfer station. Only solid non-hazardous, household, commercial and industrial wastes should be permitted.

3.5 Maximum throughput of the facility should be restricted by planning condition to 25,000 tonnes per annum; there is no objection to the maximum daily tonnage being set at 120 tonnes to allow for occasional business peaks. There may be a need to impose a restriction on vehicle numbers over and above setting maximum tonnage input figures; it is suggested that consideration of this aspect should largely reflect the opinion of the Roads Department. Records should be kept of all incoming and outgoing waste/recyclate.

3.6 The transfer station working area should be provided with an impervious concrete surface graded to a suitably approved drainage system incorporating an interceptor tank prior to connection into the mains sewerage disposal system. All drainage installation works shall be carried out to the satisfaction of the appropriate authorities.

3.7 Suitable vermin control measures will in all probability form part of the company's working plan which will be incorporated into the SEPA waste management licence. There is no harm in duplicating a general condition in any planning approval that the site and surrounding area be maintained free of litter although this will also be incorporated into the working plan. It would also be useful to incorporate a condition that no materials shall be burnt on site.

3.8 The applicant's working plan will incorporate a number of other points designed to ensure satisfactory controls over other potential causes of nuisance eg dust, odour, noise, etc. Dust will be minimised by the creation of a concreted, hard standing area and the washing down/damping of this area plus roadways when necessary. The exercise of good management controls should prevent or minimise any odour problems by ensuring that incoming loads are checked and any potentially smelly material promptly removed for disposal, vehicles and skips washed regularly (in a suitable drained area) and any overnight waste storage being within enclosed or sheeted containers.

3.9 Whilst it is desirable to minimise the duration of stay of any container in use within the site it is not practical to incorporate a condition prohibiting any overnight storage; realistically, a condition seeking any retention of waste on site for the minimum practicable time is about as close as one could get to this ideal scenario.

3.10 The question of noise nuisance from plant and equipment working on site was originally a point of possible concern. There is no history of noise complaint involving Corrie Skip Hire at Loreny, whilst the plan currently on site is not likely to provoke substantive complaint during normal dayshift operations although there must always be the possibility of additional plant being provided at some future date as the business develops. On balance the site will be capable of operating within acceptable parameters. As a safeguard against potential nuisance in general (dust, noise, etc) would it be possible to incorporate a general "catch all" condition requiring the applicant to ensure that all necessary measures are taken and maintained for the avoidance of any nuisance arising from the site?

Environmental Health and Waste Management have not raised any adverse comments on the proposed development. It is recommended that their requirements can be addressed by either attaching conditions to any grant of planning consent or have been addressed by the submitted working plan. Good housekeeping and management practices will prevent any nuisance problems, however conditions attached to the planning consent can, if the measures stated in the working plan fail to remove the nuisance, address further measures designed to remove that nuisance.

3.11 Shortlees Community Council have not replied to their consultation letter at the time of writing this report.

Noted.

4. REPRESENTATIONS

4.1 No letters of representation have been received in respect of the proposed development.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan (1999) and the Adopted East Ayrshire Local Plan. (EALP)

Ayrshire Joint Structure Plan

5.2 Policies E17, E18 and E19 are relevant in terms of this development. Policy E17 requires provision to be made for sites of sufficient capacity for the safe management and disposal of the residues of domestic and industrial waste within Ayrshire, as close as possible to the point at which waste is generated.

The applicant has indicated that all waste currently handled by the company arises within Ayrshire. Corrie Skip Hire intend that all waste under this proposal will arise in the East Ayrshire area and there will be no imported waste. The applicant has no intention of receiving waste from other contractors and there is no requirement for carrying out any emergency work. It will provide a quality facility to encourage the reuse and recycling of industrial and commercial waste from Ayrshire. No such similar facility is available in the Kilmarnock area and the applicant intends to also recycle materials. The proposed location within Loreny Industrial Estate is acceptable as it is in the middle of the industrial estate, well away from residential properties, but still within close proximity to the waste source.

5.3 Policy E18 indicates that sites for the treatment and disposal of waste from outwith Ayrshire shall not conform to the structure plan.

As the development will involve over 90% of waste from East Ayrshire the proposed development does not require to be justified against this policy.

5.4 Policy E19 requires proposals to handle, treat or dispose of waste to be justified against the following criteria:

- a) the need to avoid air, surface and groundwater pollution;
- b) the effects of traffic movement on the road network;
- c) the safeguarding of landscape character, residential amenity and the avoidance of conflict with other users.
- d) the avoidance of areas of flood risk and potential sea-rise change;
- e) damage to the natural and built environment, and
- f) intrusion into areas of high visibility particularly in road and rail corridors.

The applicant has provided a detailed working plan addressing the waste acceptance and processing procedures, and the control of water to prevent pollution, vermin, litter, birds and odours. Environmental Health and Waste Management have offered no objections to the proposed development. The proposed waste transfer station is to be sited in an industrial estate and therefore its visual impact on the surrounding area will be limited. It will not be readily visible from the surrounding road network. The Roads Division have offered no objections regarding traffic movement and the site is in close proximity to, and will be accessed from, classified roads.

Adopted East Ayrshire Local Plan

5.5 The relevant policies in the EALP include Policy IND4 which identifies and reinforces those sites in established industrial areas for business, industrial and storage and distribution uses. Policy CS4 ensures that the provision of adequate waste disposal and management facilities comprising waste transfer stations and separation and recycling centres are in as close proximity as possible to the points at which waste is generated.

The proposed development is compliant with the above policies in respect of the processing and handling of waste. As there are no other similar facilities in the Kilmarnock area to enable the reuse and recycling of household, commercial and industrial waste and as over 90% of the waste will originate from East Ayrshire the proposal also meets the requirements of Policy CS4.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The principal material considerations are NPPG10 Planning and Waste Management, the National Waste Strategy, Area Waste Strategy, the consultations which are detailed in Section 3 of the report and the planning history of the site.

NPPG10 Planning and Waste Management

6.2 NPPG10 indicates that achieving sustainable development is an integral part of the Government's domestic and international policies. "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs". Sustainable Development: The UK strategy sets out a framework for waste management as a hierarchy of options:

- reduction of waste at source,
- reuse,
- recovery/including recycling, composting and energy recovery, and
- environmentally sensitive disposal.

There are five principles on which any framework for waste management should be formed:

- the proximity principle,
- regional self sufficiency,
- the precautionary principle,
- the polluter pays, and
- best practicable environmental option (BPEO).

6.3 NPPG10 also advises that planning and pollution control are separate but complementary in that both are designed to protect the environment from the potential harm caused by development and operations. The Planning system should focus on whether the development itself is an acceptable use of land rather than control of processes or substances involved. It should also regulate the location of the development and the control of operations in avoiding or minimising adverse effects on the use of land and on the environment.

It is considered that the proposal complies with the general principles of NPPG 10. It seeks to introduce a waste transfer station close to users which will recycle and recover waste for re-use elsewhere and dispose of our waste in an environmentally sensitive manner.

National and Area Waste Strategies

6.4 The National Waste Strategy includes a statement of SEPA's policies and provisions on the type, quantity and origin of waste to be recovered or disposed of. The Area Waste Strategy has only considered household waste and has not issued guidance on receiving and processing commercial and industrial waste. In the absence of such guidance, it would be prudent to apply the five principles on which any framework for waste management should be based as detailed in NPPG10 and the National Waste Strategy.

Prevention and Recovery

6.5 Under the present proposal it is intended that over 25% of the waste in the first year will be either reused or recycled and as stated below, this is anticipated to reach 50% in the second year of operation. This is an improvement on the current situation as all the waste is going to landfill for disposal. The applicant is hoping to increase the recycling and reuse levels as high as practicable, as experience is gained.

Proximity and Self-Sufficiency

6.6 The applicant has stated that all the waste will originate from within East Ayrshire. They intend to provide a quality facility to encourage the reuse and recycling of industrial and commercial waste from Ayrshire. The facility intends to receive and sort waste to:-

- remove all re-useable waste and identify market;
- remove all wood waste for processing into wood chip. Such material is now being used extensively for cattle operations and there is a readily available local market for the material;
- remove and process all inert material for infilling adjacent land;
- remove all biodegradable materials and deliver to local re-cyclate outlets, eg composting facilities at Craignaught;
- bulk up waste material for cost effective and environmentally sustainable transportation to a suitable disposal site.

The facility is to be developed and as experience is gained recyclate waste streams targeted. By removing and recycling inert material, wood and biodegradable material, a recycling rate of 25% is easily achievable and the applicant has advised he fully expects to achieve over 50% recycling within the second year of operation.

Polluter Pays

6.7 The applicant intends to charge the appropriate rate to cover processing and the final disposal cost of residual material.

Best Practicable Environmental Option (BPEO)

6.8 The applicant has provided a detailed Working Plan which covers waste acceptance and processing procedures, control of water, vermin, birds, litter, odours and general site management. They have not considered any alternative

sites as the Loreny Industrial Estate has considerable advantages regarding good access because it can be combined with the existing operation and is situated in the middle of an industrial estate well away from any residential properties and there is sufficient space. No other similar facilities exist in the Kilmarnock area.

6.9 A report to the Development Services Committee of 15 January 2003 titled "Development Plan Waste Policies" provides an interim policy framework against which planning applications will be considered until such times a formal alteration to the waste policies of Local Plan reflects the approved Area Waste Strategy. Any such applications received should be considered in the context of the current Development Plan policies and any other material considerations. "Material considerations" include Ayrshire Joint Structure Plan, National Waste Strategy, Area Waste Strategy, NPPG10 and the 90% policy on the geographical origin of waste. Any proposals for substantial waste facilities should:-

- comply with a 'Best Practical Environmental Option' (BPEO) analysis approved by SEPA.
- Comply with the regional self-sufficiency, proximity, precautionary and polluter pays principles set out in the National Waste Strategy.

These matters are addressed in Section 6 of this report.

- Be accompanied by an Environmental Impact Assessment including a traffic impact assessment and an assessment of alternate sites.

An Environmental Impact Assessment was not requested in this instance due to the siting of the development within an operational industrial estate. The working plan submitted has provided environmental information to identify and mitigate against any adverse impacts. The Roads Division have no objections to the development and no transportation assessment has been provided. The applicant has not considered any alternative sites as the application site is where his skip hire operation is based at present. The applicant advises that he believes it has considerable advantages over alternative sites in the area namely:-

- (i) Good access from a B class road with good easy links to the A77;***
- (ii) The process of re-cycling takes up more space than a simple transfer operation and the site is of sufficient size to accommodate such development;***
- (iii) The present operation has planning consent to infill the land which includes and surrounds the application site for inert material which significantly reduces vehicles movements***

because the inert material is handled locally and only waste and re-cyclate is handled by road;

(iv) No similar facility is available in Kilmarnock;

(v) The proposed development can be effectively combined with the existing operation.

- Demonstrate integration with arrangements agreed by the Council for implementation of the Area Waste Strategy (as advised by the Director of Community Services).

The Department of Community Services has offered no objections to the development.

- Demonstrate that the waste facility is a justified addition to facilities which exist at the time of the application.

The proposal allows the applicant to develop the existing business for purposes of waste transfer and recycling to meet government objectives.

Consultations Received

6.10 It is not considered that any aspects of the consultations received indicate that the application should be refused. The Working Plan addresses the main issues relevant to the satisfactory operation of the site.

Planning History

6.11 00/0353/FL: Proposed Change of Use of Agricultural Land and Infilling to Form Skip Hire Compound. Withdrawn on 15 June 2001.

6.12 01/0537/FL: Proposed Formation of Skip Hire Facility and Importation of Material to Fill Land. Approval subject to conditions on 18 January 2002.

This application involved the formation of a skip hire facility and the infilling of low lying land. This proposal involved the storage of approximately 150 skips on site at any one time in a stacking process. No storing of waste was involved in this application.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report the application is in accordance with the Adopted Local Plan and the Approved Ayrshire Joint Structure Plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

8.2 As indicated in Section 6 of the report there are material considerations relevant to the application. The proposed waste transfer station accords with the waste management policies of the Adopted East Ayrshire Local Plan (EALP) and the proposed development can be classified as an industrial use. The development also accords with the general principles embodied within NPPG10 and the National and Area Waste Strategies as the applicant is proposing by year 2, that 50% of the waste is to be reused or recycled and the transfer station is to be sited in close proximity to the waste source. Furthermore, all the waste will originate from within East Ayrshire which accords with the requirements of the Ayrshire Joint Structure Plan and the EALP.

8.3 Any concerns in respect of water pollution odour, litter, vermin and dust, can be addressed by either attaching conditions to any grant of planning consent or by the adoption of good management and housekeeping practices by the applicant such as detailed in the Working Plan. The Roads Division has not offered any objections to the development as the development is in close proximity to a B classified road and the A77 and A71 which already are used by significant volumes of traffic. The waste transfer station will be accessed through an existing industrial estate where there is significant vehicular activity. The visual impact of the development is considered to be limited due to its siting within an industrial estate away from residential properties. It will not be visually prominent from surrounding main roads, and is in keeping with the other surrounding industrial uses.

9. RECOMMENDATION

9.1 The application should be approved subject to the conditions indicated on the enclosed sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application would not require to be referred to the Development Services Committee as there would not be a significant breach of Council policy.

Alan Neish
Head of Planning and Building Control

29 January 2004
(FMF/MMM)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Certificates/Notices.
3. Statutory Consultations.
4. Representations Received.
5. Approved Ayrshire Joint Structure Plan.
6. Adopted East Ayrshire Local Plan.
7. NPPG10: Planning and Waste Management.
8. National Waste Strategy.
9. Area Waste Strategy.
10. Planning Application Nos: 00/0353/FL
01/0573/FL
11. Development Plan Waste Policies – Development Services Committee –
15 January 2003.

Anyone wishing to inspect the above papers please contact Fiona Finlay on
01563 576768.

Implementation Officer: Dave Morris

020930FL

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

02/0930/FL

Site of Proposal:	Unit 2 Loreny Industrial Estate Simonsburn Road KILMARNOCK
Nature of Proposal:	Proposed Waste Transfer Bay and installation of Interceptor Tank
Name & Address of Applicant:	A Corrie Unit 2 Loreny Industrial Estate Simonsburn Road KILMARNOCK KA1 5LB
Name & Address of Agent:	Alasdair Meldrum Albion Environmental Ltd Albion House 24B Carrick Road AYR KA7 2RB

DPOs Reference: FMF/MMM

The above FULL application should be granted subject to the following conditions:-

1. The proposed development shall be carried out in accordance with the application form and plans submitted on 21 November 2002, the letters from Albion Environmental dated 06 and 08 December 2003, the draft Final Working Plan received 08 December 2003 or any subsequent working plan approved further to condition 13 below and supporting statement dated 07 January 2004. There shall be no deviation from the approved Working Plan, the letters and above details specified without the prior written approval of the Planning Authority.

REASON To ensure that the development is carried out in accordance with the approved plans.

2. The waste transfer station shall only accept and process waste between the hours of 07.30 to 18.00, Monday to Friday and 07:30 to 14:00 on Saturdays and at no time on a Sunday. No processing of waste shall take place outwith the above specified hours.

REASON In the interests of the amenity of the area.

3. All waste being delivered to or transported from the site by vehicles shall be either sheeted, netted or enclosed in a container to prevent any escape of material.

REASON In the interests of the amenity of the area.

4. Empty vehicles leaving the site or parked in the site shall be checked to ensure that any lightweight waste liable to be wind blown has been removed or securely stored elsewhere.

REASON In the interests of the amenity of the area.

5. No material shall be burned on the site at any time.

REASON In the interests of the amenity of the area.

6. Prior to the commencement of development on site, full details of any external lighting shall be submitted to and approved by the Planning Authority and implemented on site according to the approved details.

REASON In the interests of the amenity of the area.

7. Notwithstanding the submitted information, not less than 90% of the waste accepted and processed on the site shall originate from Ayrshire.

REASON To ensure that the development accords with the requirement of the Structure Plan and Local Plan.

8. The use hereby approved shall operate without detriment to adjoining properties by reason of noise, dirt, grit, smell or general disturbance.

REASON To safeguard the amenity of the area.

9. If the environmental controls specified in Sections 3 (Site Maintenance) of the working plan dated 06 December 2003 or any subsequent working plan approved further to Condition 13 below, fail to remove any environmental nuisance to the satisfaction of the Planning Authority, details of further measures shall be submitted for the approval of the Planning Authority and following approval shall be implemented immediately on site to remove the said nuisance.

REASON To eliminate any environmental nuisance in order to safeguard the amenity of the area.

10. Notwithstanding the approved plans, the vehicular route to be used by all vehicles associated with the waste transfer station within Loreny Industrial Estate shall be clearly sign posted. Details of the proposed route and signs to be erected shall be submitted to and approved by the Planning Authority and erected on site prior to the operation of the waste transfer station.

REASON To provide an established and appropriate vehicular route in the interests of the amenity of other industrial uses.

11 There shall be no storage, transfer or processing of waste materials outwith the loading bays and the skip area hereby approved.

REASON To enable the Planning Authority to retain control over the development of the site in the interests of amenity.

12. All light waste received shall be secured when stored on site in sealed containers at all times.

REASON To avoid nuisance arising from windblown litter.

13. Notwithstanding the submitted details, a Final Working Plan and any changes to the supplementary information shall be notified in writing to the Planning Authority for approval prior to any development commencing on site and shall only be implemented upon receipt of such approval in writing.

REASON To enable the Planning Authority to control the operation in the interests of general amenity.

14. Notwithstanding the approved plans, details of the design and volume of the proposed storage tank shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and erected on site according to the approved details.

REASON In the interests of visual amenity and public safety.

15. Notwithstanding the submitted information, there shall be no more than 50 vehicular journeys in total per day to the waste transfer station and all vehicles entering the waste transfer station shall be recorded and these records shall be available for inspection by the Planning Authority during normal working hours.

REASON To control the number of vehicular movements in the interests of road safety.

16. Appropriate measures comprising of the spraying of water from a bowser shall be implemented on site if a dust nuisance should arise.

REASON To avoid nuisance from dust.

17. The waste transfer station hereby approved shall accept a maximum of 25,000 tonnes per annum and on a daily basis, no more than 120 tonnes of waste.

REASON To enable the Planning Authority to control the operation in the interests of general amenity.

Notes:

The applicant shall make early contact with Scottish Water, 35 Glenburn Road, Prestwick KA9 2NS as it will be necessary to install a suitable interceptor on the drainage system prior to discharge to the public sewer.

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