

PLANNING APPLICATION NUMBER:P10/0417/A1

Type of approval sought	Non-Material Amendment
Ward	ST THOMASS
Applicant	DUE Environmental Management
Location:	FORMER DEPOT BLOWERS GREEN ROAD, DUDLEY, WEST MIDLANDS
Proposal	NON-MATERIAL AMENDMENT TO PREVIOUSLY APPROVED APPLICATION P10/0417
Recommendation Summary:	APPROVE

SITE AND SURROUNDINGS

- 1 The application site is located on a area of land between Blowers Green Road and the Dudley Southern Bypass (Duncan Edwards Way). The site is split in two (Site A and Site B) by an unnamed road which leads to an industrial site on the other side of the bypass. Site A is to the north and site B to the south of the road.
- 2 The site itself is mostly flat, although it does rise up in places around the edge of either site where there is some peripheral planting, including some poplars. The sites have been mostly cleared of buildings although a portal frame building remains on Site A.
- 3 There is some residential development to the north of Site A which faces onto Blowers Green Road, although the nearest property is used as a café.
- 4 Access to the sites is via the unnamed road, which runs from Blowers Green Road which forms part of the strategic highway network.
- 5 The works on the site are now well progressed,

PROPOSAL

- 6 Planning permission for the provision of a new recycling depot, which would not be generally open to members of the public, was granted in September 2010. The details submitted with the application indicate the site would receive refuse from the Councils kerb side recycling collections, and therefore materials such as paper, cans and glass would be handled only. An annual through put of 41,100 tonnes is expected. The site would not be used for the receipt of organic material or demolition waste.
- 7 On site A, the existing portal frame building is to be refurbished and would be used as a dry store. Also proposed is a further structure along the north western boundary which would incorporate a number of concrete bunkers used for the sorting and storage of the recycled waste. This structure would be partly covered, and would be 8m high.
- 8 Other works on this area include a mess and shower room (3.27m x 12.24m x 3.5m (high)) located on the north eastern part of the site, close to the café, a weighbridge and wash down facility which is required to comply with Environment Agency regulations.
- 9 The site would also allow parking and turning of refuse collection vehicles as well as vehicles that would be required to take the waste away for further processing.
- 10 Site B would be used principally as car parking for staff with 47 spaces proposed. This area would be enclosed by an extended palisade fence which surrounds this site, and Site A to the north. On the north eastern part of site B would be an office building for the site (16.5m x 15m x 4m (high)), which would have four parking spaces for visitors in front of it. Visitors would only be expected with an appointment.
- 11 A subsequent application was submitted which sought to move the proposed office building on Site B.

- 12 This application is for a non-material amendment, which seeks to remove the parapet to the roof together with the deletion of one of the roller shutter doors and replacement with a personnel door to the dry store building (Site A). Also proposed are amendments to the fascia to the office building (Site B).

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P10/0417	Creation of new recycling depot and ancillary facilities and associated parking.	Granted	27-Sep-2010
P11/0118	Creation of new recycling depot, ancillary facilities and associated parking (resubmission of approved application P10/0417)	Granted	27-Mar-2011

PUBLIC CONSULTATION

- 13 None. There is no requirement to consult neighbours on non-material amendment applications.

OTHER CONSULTATION

- 14 None.

RELEVANT PLANNING POLICY

- National Planning Guidance
PPS1 - Delivering Sustainable Development
PPS9 - Biodiversity and Geological Conservation
PPS10 – Planning for Sustainable Waste Management
- Black Country Joint Core Strategy
CSP3 Environmental Infrastructure

CSP4 Place Making
DEL1 Infrastructure Provision
EMP1 Providing for Economic Growth
EMP3 Local Quality Employment Areas
TRAN2 Managing Transport Impacts of New Development
TRAN5 Influencing the Demand for Travel and Travel Choices
ENV 1 Nature Conservation
ENV 3 Design Quality
WM1 Sustainable Waste and Resource Management
WM4 Locational Considerations for New Waste Management Facilities

- Unitary Development Plan

DD1 Urban Design
DD4 Development in Residential Areas
DD5 Development in Industrial Areas
NC1 Biodiversity
NC6 Wildlife Species
NC9 Mature Trees
NC10 The Urban Forest
HE10 Sites of Regional Importance (Ancient Monuments)
HE11 Archaeology and Preservation
EP6 Light Pollution
EP7 Noise Pollution

- Supplementary Planning Guidance/Documents

Nature Conservation Supplementary Planning Document
Parking Standards and Travel Plans Supplementary Planning

ASSESSMENT

- 15 The main issues are
- Principle
 - Design

- Neighbour Amenity
- Access and Parking
- Nature Conservation
- Trees
- Planning Obligations

Policy

- 16 The application site was most recently used as a British Telecommunications (BT) depot – such a land use being seen as sui generis of an industrial/employment nature. As such, it is appropriate that the site should ordinarily be safeguarded under Adopted 2005 UDP Policy EE3 Existing Employment Uses.
- 17 The Land Use Gazetteer (3rd ed.) states a depot, waste recycling place, and a waste vehicle depot to all be sui generis land uses. The proposed recycling/bulking/temporary storage depot is thus similar to the most recent land use (British Telecom depot) in that both can reasonably be described as sui generis of an industrial/employment nature.
- 18 The four a Black Country Joint Core Strategy (JCS) – sets out a broad strategy for the spatial development of the Black Country and providing a framework for development control decisions.
- 19 The JCS identifies a need for additional capacity in terms of managing Municipal Solid Waste (MSW) (Policy WM1 Sustainable Waste and Resource Management – Table 17 New Waste Capacity Requirements), and thus proposes a number of new waste management facilities including a Depot/Bulking Facility (MSW) within Dudley Borough (Policy WM3 Strategic Waste Management Proposals – Table 18 Proposed Locations for New Strategic Waste Management Infrastructure). Clearly this planning application proposal can be supported in terms of the Black Country Joint Core Strategy.

Design

- 20 The site was disused and had become particularly unattractive, with a semi derelict building in situ and the site becoming overgrown. Therefore the reuse of the site is welcomed. However, since the applications were determined works have progressed at site.
- 21 There are three new buildings/structures proposed (two on Site A, one on Site B) and the refurbishment of an existing building (Dry store) (site A).
- 22 In respect of the latter, the refurbishment would be a considerable improvement as this building due to it being disused has become fairly unattractive and has been subject to vandalism,. The alterations proposed involve re-cladding the building in profiled sheeting and the provision of roller shutters within its south western elevation.
- 23 The office building and the mess/shower room would be prefabricated type buildings set on brick plinths with ramps to the proposed entrances. Both of the buildings would be finished in goose wing grey which is considered to be acceptable. Whilst these buildings are of a temporary nature they are both reasonably screened from Blowers Green Road and the Southern Bypass, by existing buildings, changes in levels or by existing or proposed planting. Therefore no objection is raised on design grounds.
- 24 The proposed recycling bunkers and partial roof by its nature is more austere in its appearance, and this is more to the function the structure has to perform, and therefore is considered to be acceptable, particularly as it is located to the rear of Site A.
- 25 This non-material amendment application seeks to amend the design of two buildings, one on site A, the other on site B. In terms of the former, changes are proposed to the dry store building which would see the removal of the proposed parapet wall to the roof, and the removal of one of the vehicular roller shutter doors,

and replacement with a personnel door. These alterations are considered to be acceptable and are considered to be non-material as the design and impact stays essentially the same.

- 26 In respect of Site, B the changes to the fascia of the office building is considered to be acceptable as well and non-material. The siting of this building was amended slightly by planning permission P11/0118.

Neighbour Amenity

- 27 The proposed development site is in close proximity to the busy Dudley By-Pass so is in an area of generally high background noise levels. As an exempt waste transfer station the operator would be required to carry out the activities without giving rise to nuisance in terms of either noise and/or odour.
- 28 To the north of Site A are existing residential properties which may be adversely affected by the development if proper controls are not in place. It would therefore be necessary to restrict the operating hours of the site, by way of condition, so that they are in line with those detailed in the application.
- 29 Furthermore, as the intention would be for HGVs to start up and manoeuvre around the site early in the mornings, an appropriately sized acoustic barrier/fence should be included to protect the dwellings to the north of Site A. This would be particularly important on weekend and bank holiday mornings.
- 30 The proposed non-material changes would cause no additional harm to neighbour amenity.

Access and parking

- 31 As stated above access to the site is from a road which presently serves an existing industrial estate and connects almost directly onto part of the Boroughs strategic

highway network, and therefore the site is well placed to receive the movements which would be associated with the proposed use.

- 32 The Group Engineer (Development) is also satisfied following extensive pre application advice.

Nature Conservation

- 33 The original application is accompanied by a nature conservation survey which was carried out in July 2008, with a supplemental survey carried out in December 2009. A response on the contents of these reports from the Council ecologist was awaited at the date of a agenda preparation.

Trees

- 34 The proposed development envisages the retention of the existing mature trees which are around the periphery of Site B. On the basis the site already is covered in hard standing which is to be retained and the only building would be prefabricated no significant harm is likely. In addition to this the applicant is proposing further enhancement on site,.

Planning Obligations

- 35 The applicant put forward a number of reasons with the previous application why the required planning obligations should be waived which was agreed to. There has been no change in circumstances or policy since the previous application, and therefore the previous stance remains on the matter.

CONCLUSION

- 36 The proposed development is acceptable in principle, would cause no undue harm to amenity or highway safety. It would also assist the Council is assisting recycling and therefore creating a more sustainable Borough. . Consideration has been given

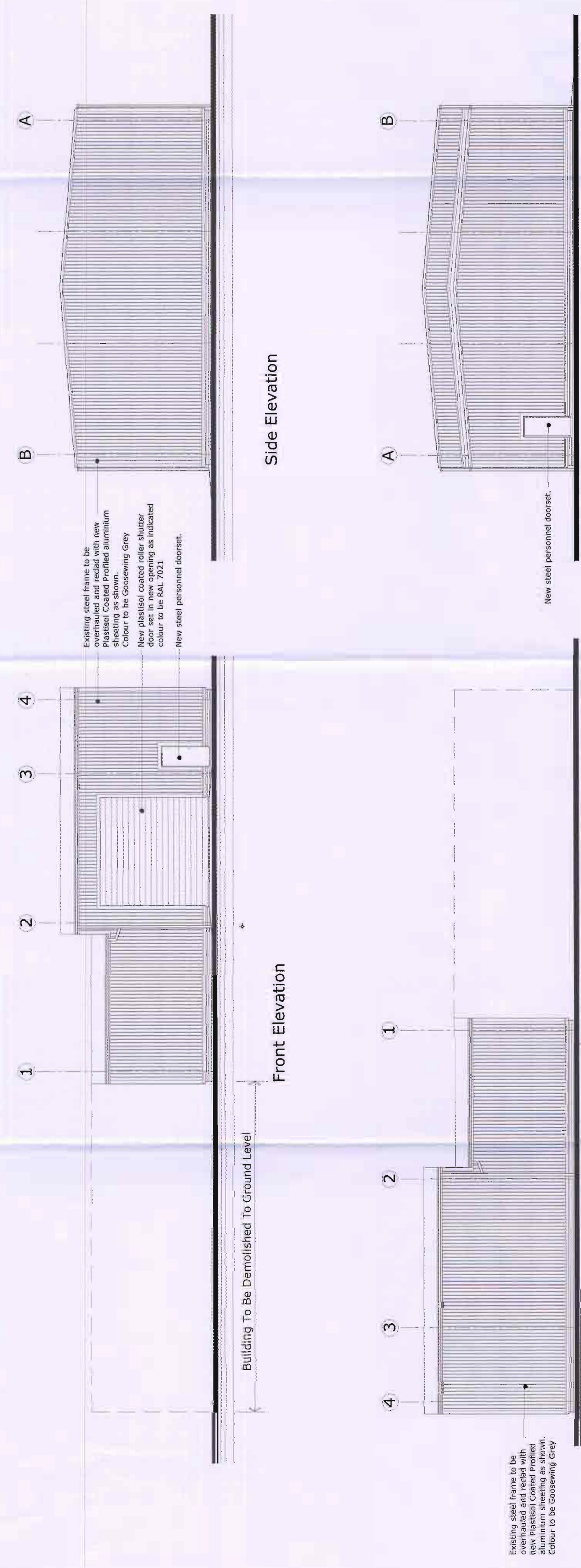
to policies DD1 Urban Design DD4 Development in Residential Areas DD5 Development in Industrial Areas NC1 Biodiversity NC6 Wildlife Species NC9 Mature Trees NC10 The Urban Forest EP6 Light Pollution EP7 Noise Pollution of the Dudley Unitary Development Plan and CSP3 Environmental Infrastructure CSP4 Place Making DEL1 Infrastructure Provision EMP1 Providing for Economic Growth EMP3 Local Quality Employment Areas TRAN2 Managing Transport Impacts of New Development TRAN5 Influencing the Demand for Travel and Travel Choices ENV 1 Nature Conservation ENV 3 Design Quality WM1 Sustainable Waste and Resource Management and WM4 Locational Considerations for New Waste Management Facilities of the Black Country Joint Core Strategy.

RECOMMENDATION

It is recommended that the non material amendment be approved.

Reason for approval

The proposed development is acceptable in principle, would cause no undue harm to amenity or highway safety. It would also assist the Council is assisting recycling and therefore creating a more sustainable Borough. . Consideration has been given to policies DD1 Urban Design DD4 Development in Residential Areas DD5 Development in Industrial Areas NC1 Biodiversity NC6 Wildlife Species NC9 Mature Trees NC10 The Urban Forest EP6 Light Pollution EP7 Noise Pollution of the Dudley Unitary Development Plan and CSP3 Environmental Infrastructure CSP4 Place Making DEL1 Infrastructure Provision EMP1 Providing for Economic Growth EMP3 Local Quality Employment Areas TRAN2 Managing Transport Impacts of New Development TRAN5 Influencing the Demand for Travel and Travel Choices ENV 1 Nature Conservation ENV 3 Design Quality WM1 Sustainable Waste and Resource Management and WM4 Locational Considerations for New Waste Management Facilities of the Black Country Joint Core Strategy.



Existing steel frame to be overhauled and re-clad with new Plastisol Coated Profiled aluminium sheeting as shown. Colour to be Goosewing Grey

Existing steel frame to be overhauled and re-clad with new Plastisol Coated Profiled aluminium sheeting as shown. Colour to be Goosewing Grey
New plastisol coated roller shutter door set in new opening as indicated colour to be RAL 7021
New steel personnel doorset.

New steel personnel doorset.

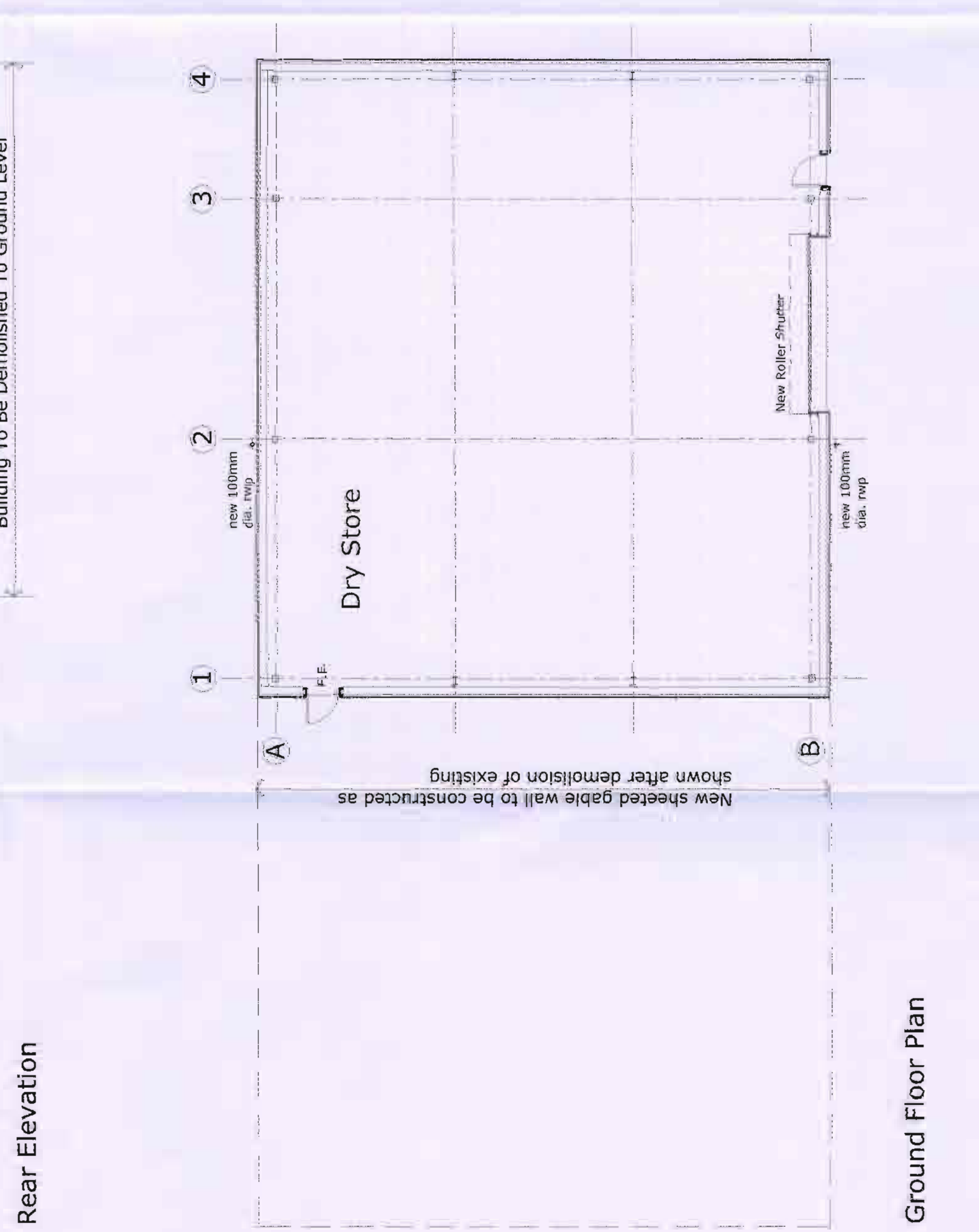
Rear Elevation

Building To Be Demolished To Ground Level

Side Elevation

Front Elevation

Side Elevation



Ground Floor Plan

SPECIFICATION NOTES FOR BUILDING REGULATION PURPOSES

Demolition:
Existing steel framed building to be partly demolished as shown to create a smaller sized unit.

General:
Existing structure to have all existing cladding and sheeting rails removed and existing steel frame to be checked and overhauled prior to the completion of new cladding works.

Ground Floor Slab:
To be as existing.

External Walls:
Existing steel frame to be checked, overhauled as necessary to receive new galvanised steel sheeting rails fixed to existing columns all set to receive new external cladding.

Vertical Cladding:
Existing steel frame to be re-clad with new vertically ribbed Plastisol Coated cladding fixed to new galvanised self finishing sheeting rails. (Single sheeting only building not insulated due to no heating installed).

External Doors:
New personnel / fire exit doors and frames to be powder coated proprietary steel doorsets fixed into preformed openings created by new sheeting rails.

Fire Escape:
New Fire Escape to be installed with a sign indicating 'PUSH BAR TO OPEN' together with all respective signs fitted directly above doors all in accordance with BS 5499 Part 1:1990. All doors on escape routes to be capable of being easily opened from inside without the use of a key when the premises are occupied.

Roller Shutter Doors:
New roller shutter door to be a manually operated PVC Plastisol coated type installed with all necessary additional steelwork supports required for the door installation.

Roof:
New roof to comprise of new Plastisol Coated roof sheets fixed to new galvanised steel roof purlins fixed to existing steel rafters.
(Building not heated therefore no insulation required.)

Rainwater Goods:
Generally new gutters to be concealed non insulated type set along perimeter discharging into new 100mm dia pvc rainwater pipes set internally as indicated connecting into existing below ground drainage outlets. New rainwater pipes to incorporate screw on rodding access points at 300mm from finished floor level.

Lighting:
Non domestic lighting controls to be designed in accordance with recommendations in CIBSE publication 'Code for exterior lighting' and comply with approved Document L.

New domestic lighting:
New domestic lighting to have lamps of min. average initial (100 hour) efficacy of not less than 50 lumens per circuit watt.

Fire Protection:
All escape routes and accommodation areas to be provided with Emergency Lighting which complies with B.S. 5266 Part 1 : 2005.
Fire Alarm installation to be in accordance with B.S. 5839 Part 1:2002 Type L with Fire Fighting Equipment installed to B.S. 5306 Part 3:1985.
Fire escape signage to be fitted all in accordance with B.S. 5499 Part 1:2002.

Electrical Installations:
To be installed to the current I.E.E. Regulations.
All electrical work will need to meet the requirements of Part P (Electrical Safety) of the current Building Regulations and must be designed, installed, inspected and tested by a person competent to do so.
Upon completion the Building Inspector should be satisfied that Part P has been complied with, this may require an appropriate British Standard 7671 Electrical Installation Certificate to be issued for the work completed by the person who completed the installations.
New switches and socket outlets for lighting and other equipment to be set at heights between 450mm and 1200mm from finished floor level all in accordance with Part M of the current Building Regulations.

<p>GENERAL NOTES</p> <p>CONTRACTORS MUST VISIT THE SITE AND BE RESPONSIBLE FOR TAKING AND CHECKING ALL RELEVANT DIMENSIONS.</p>	
<p>Proposed Dry Store Plans and Elevations as Proposed</p>	
<p>G.P. DESIGN LTD 21 NEWTON HOUSE THE PRESIDENTS ESTATE WEST MIDLANDS, DY9 7YE Tel: 01824 404009 www.gpdesign.co.uk</p>	
<p>Blowers Green Recycling Centre Blowers Green Road Dudley</p>	
SCALE:	1:50
DATE:	February 2011
DRAWN BY:	AKJ
DRAWING No:	10-1027-01a

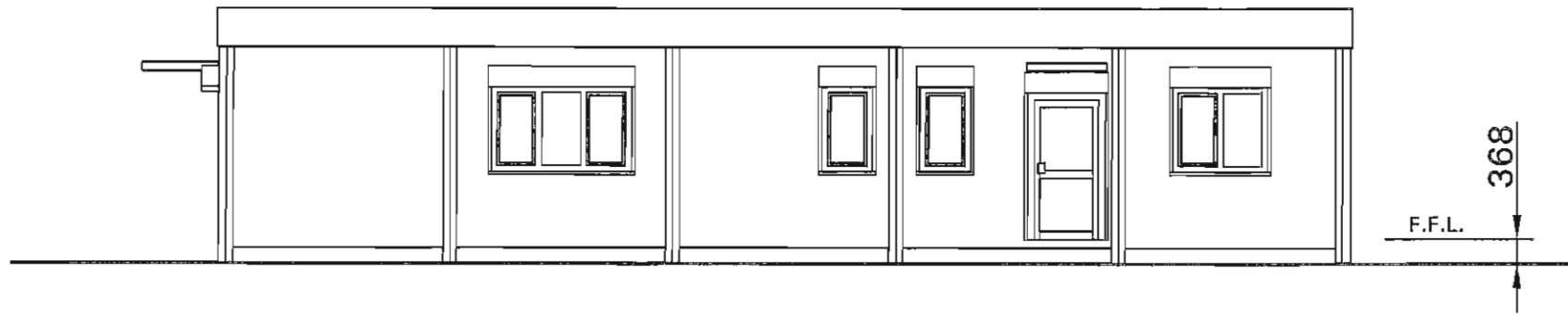
Rev A. Cutters and rainwater pipes positions amended
April 2011

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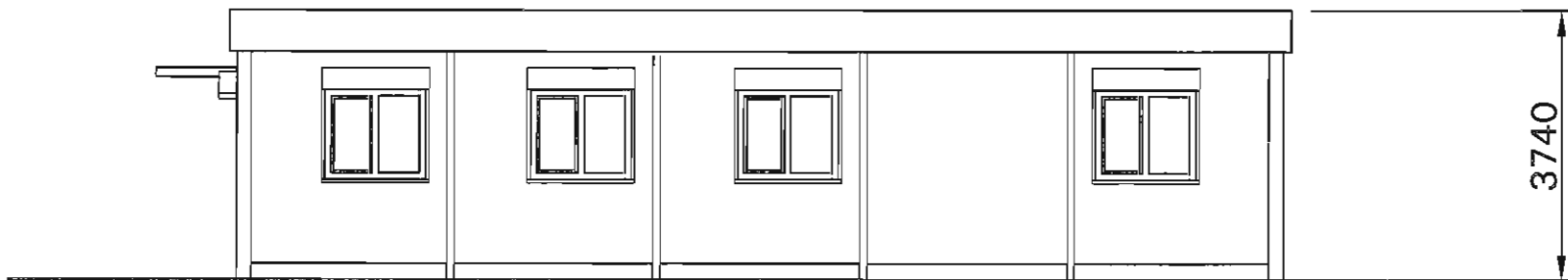
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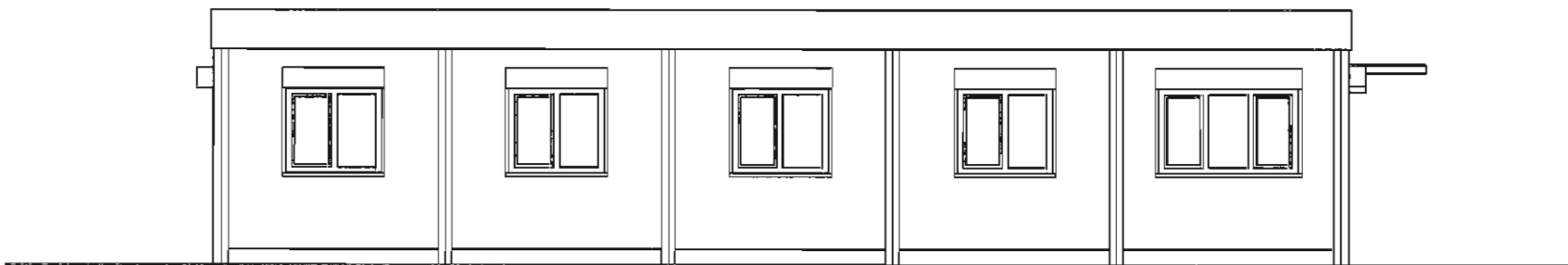
Rev.	Date	By
A	17.08.10	Amend as Tender Doc's D.G.
B	09.12.10	Change fascia to flat type D.G.
C	16.12.10	Update elevations D.G.



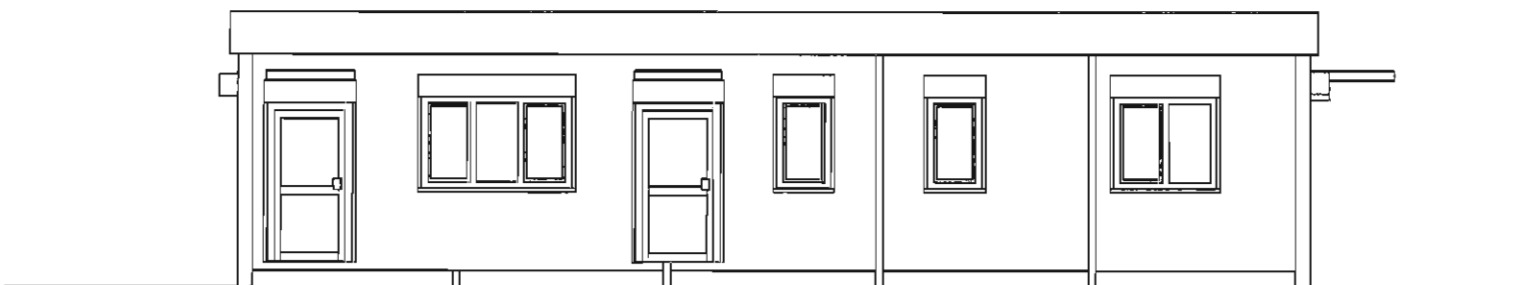
R/H ELEVATION



REAR ELEVATION



L/H ELEVATION



PRINCIPAL ENTRANCE



Portakabin Ultima

Portakabin Limited
 Huntington
 York YO32 9PT
 T: 01904 611655
 F: 01904 611644
 w: www.portakabin.co.uk

Client	Dudley M.B.C.	
Project	Recycling Depot Blowers Green	
Drawing	Proposed Elevations	

Scale	1:100 @ A3	Date	13.04.10	Drawn By	D.Gath	
Ref No.	PKE 0328609					
Drawing No.	U1839/06				Rev.	C