

PLANNING APPLICATION NUMBER:P11/0118

Type of approval sought	Full Planning Permission
Ward	ST THOMASS
Applicant	Mr Paul Edmunds, DUE Environmental Management
Location:	FORMER BT DEPOT, BLOWERS GREEN ROAD, DUDLEY
Proposal	CREATION OF NEW RECYCLING DEPOT, ANCILLARY FACILITIES AND ASSOCIATED PARKING (RESUBMISSION OF APPROVED APPLICATION P10/0417)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

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 building although a portal frame building remains on Site A.
- 3 There is some residential development to the north of the Site A which faces onto to 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 Councils strategic highway network.
- 5 The site was last used as a British Telecom depot site, although it has been vacant for a number of years.

PROPOSAL

- 6 The planning application is for the provision of a new recycling depot, which would not be generally open to members of the public. 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 The application is accompanied by a Design and Access Statement, Transport Statement and a nature conservation assessment.

- 12 The application is identical to the previous application, bar the resiting of the modular office building by 600mm on site B.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P10/0417	Creation of new recycling depot and ancillary facilities and associated parking.	Granted	21-Sep-2010

- 13 This application is identical to the previous application except insofar as the proposed modular building is to be located around 600mm from its previously approved position to ensure the siting of the building does not conflict with a high tension line which runs close to the site.

PUBLIC CONSULTATION

- 14 Consultation carried out with adjoining neighbours together with the posting of a site notice. At the date of agenda preparation no representations have been received. The publicity period expires on 23rd February.
- 15 It should be noted no representations were received in connection with the previous application.

OTHER CONSULTATION

- 16 Group Engineer (Development): No objection subject to conditions.
- 17 Head of Environmental Health and Trading Standards: No objection subject to conditions.

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 Document
 - Planning Obligations Supplementary Planning Document

ASSESSMENT

Policy

- 18 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.
- 19 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.
- 20 The four Black Country local planning authorities have produced a Black Country Joint Core Strategy (JCS) – which sets out a broad strategy for the spatial development of the Black Country and provides a framework for development control decisions.
- 21 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

- 22 The site at the moment is disused and has become particularly unattractive, with a semi derelict building in situ and the site becoming overgrown. Therefore the reuse of the site is welcomed.

- 23 There are three new buildings/structures proposed (two on Site A, one on Site B) and the refurbishment of an existing building (site A).
- 24 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.
- 25 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 cladding 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.
- 26 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.

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 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 commercial vehicles 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 slight change to the siting of the modular office building (approx 600mm) would have no increased impact on 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. However, he requires planning obligations towards transport infrastructure improvements and conditions covering car parking and cycle parking.

Nature Conservation

- 33 The 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 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

That upon the expiry of the neighbour consultation period that the Director of the Urban Environment be given delegated powers to approve the application subject to the following conditions:

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.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

Conditions and/or reasons:

1. The external lighting shall be provided in accordance with the details submitted with the application.
2. Within 8 weeks of this decision full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details must include, where appropriate, planting plans, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities and a programme of implementation. Plans must also include accurate plotting of all existing landscape features.

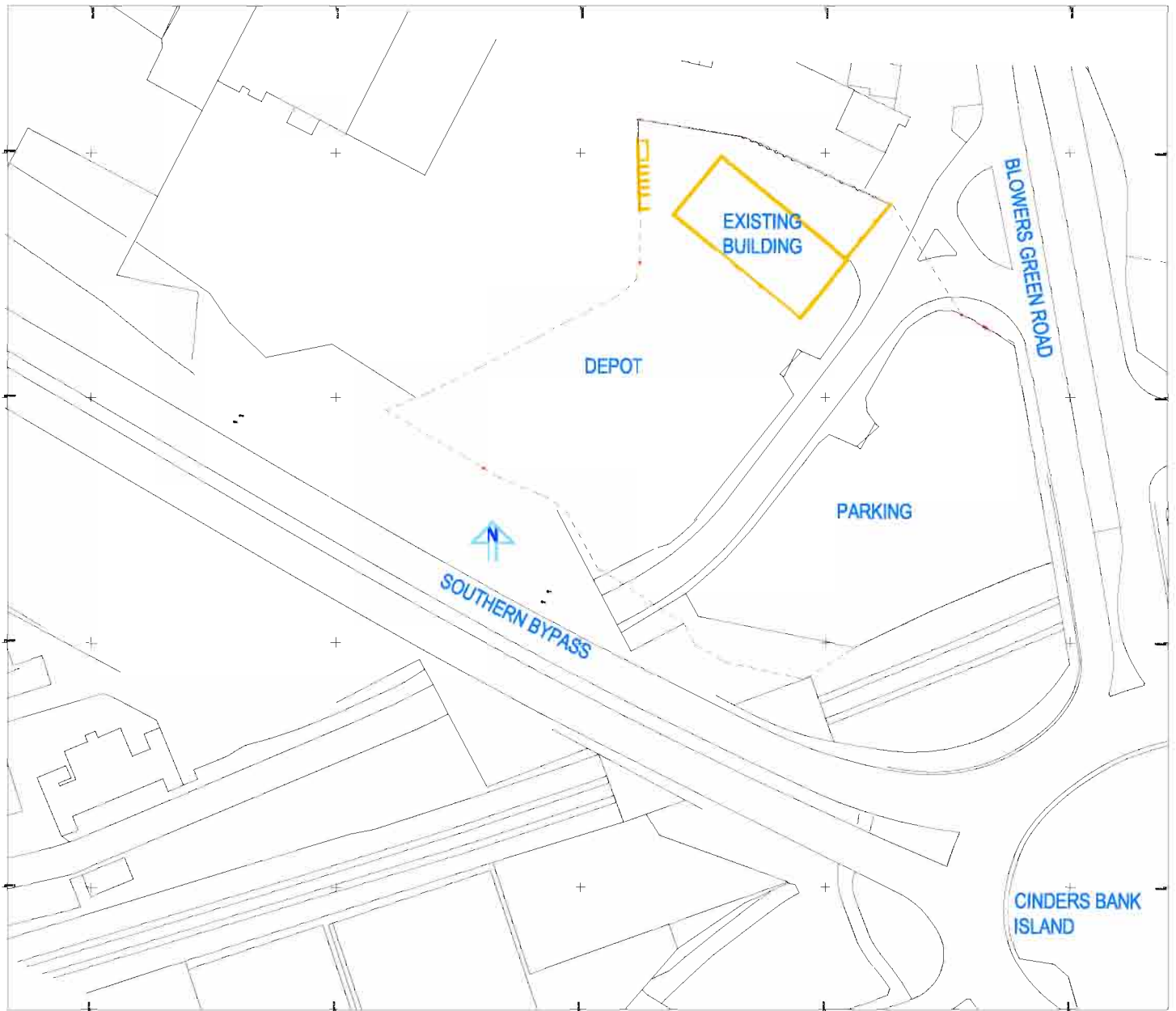
The works approved as part of this condition shall be completed within the first planting season following the first occupation of any part of the development.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

3. Within 8 weeks of this decision details of the positions, design, materials and type of boundary treatment or means of enclosure have been submitted to and approved in

writing by the Local Planning Authority. No part of the development shall be occupied until these works have been carried out in accordance with the approved details.

4. The parking and turning areas shown on the approved plans shall be laid out and made available for use prior to the first occupation of the site. The parking and turning areas shall be retained and thereafter made available at all times during the life of the development.
5. Within 8 weeks of this decision details of onsite undercover cycle parking has been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided prior to the use of the site commencing and shall be retained and made available for the life of the development.
6. Prior to commencement of the permitted use, a scheme for a continuous acoustic barrier constructed along the northern boundary of Site A as defined by plan no. A10 rev A, of minimum height of 2.5m metres and minimum surface density of 10 kg/m² shall be submitted to and approved in writing by, the Local Planning Authority. All works which form part of the approved scheme shall be completed the approved use commences. The barrier shall be retained throughout the life of the development.
7. All the existing trees and hedges indicated on the approved drawings to be retained shall be protected by suitable fencing and at a suitable distance as outlined in BS:5837 – 2005 - 'Trees in Relation to Construction', or such alternatives as may be agreed in writing by the Local Planning Authority. Such fences shall be erected before any materials are brought onto site or development commences. No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Local Planning Authority.
8. The existing trees shown on the approved plans to be retained shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction period of the development without the prior written consent of the local planning authority. Any trees removed without such consent or dying or being seriously damaged or diseased during that period shall be replaced with healthy trees of such size and species as may be agreed in writing by the local planning authority.
9. All excavations to be undertaken within 6 metres of the stem of existing trees on site shall be undertaken in accordance with NJUG Publication number 10 'Guidelines for the Planning, Installation and Maintenance of Utility Services in proximity to Trees' .
10. Within 8 weeks of this decision the details of the nature conservation enhancement of the site have been submitted to and approved in writing by the local planning authority. The enhancement shall thereafter be provided in accordance with the approved details and shall be retained and maintained for the life of the development.
11. No commercial vehicles shall be permitted to enter or leave the site (whether laden or unladen), before the hours of 0715 nor after 1900 Monday to Friday, or before 0715 nor after 1700 on Saturday and Sunday.
12. The development hereby permitted shall be carried out in accordance with the following approved plans: A10, 10783, LS18461/3, A33, A32, A11, A31, A30, A13, A12



Rev A: Boundary to both sites combined into one. July 2010

Title
**BLOWERS GREEN PROPOSED WASTE
 RECYCLING DEPOT**

LOCATION PLAN



Scale
1:1250

Date
20.7.09

Drawn
GR

Job Number
AMPD 583

Dwg. no.
02

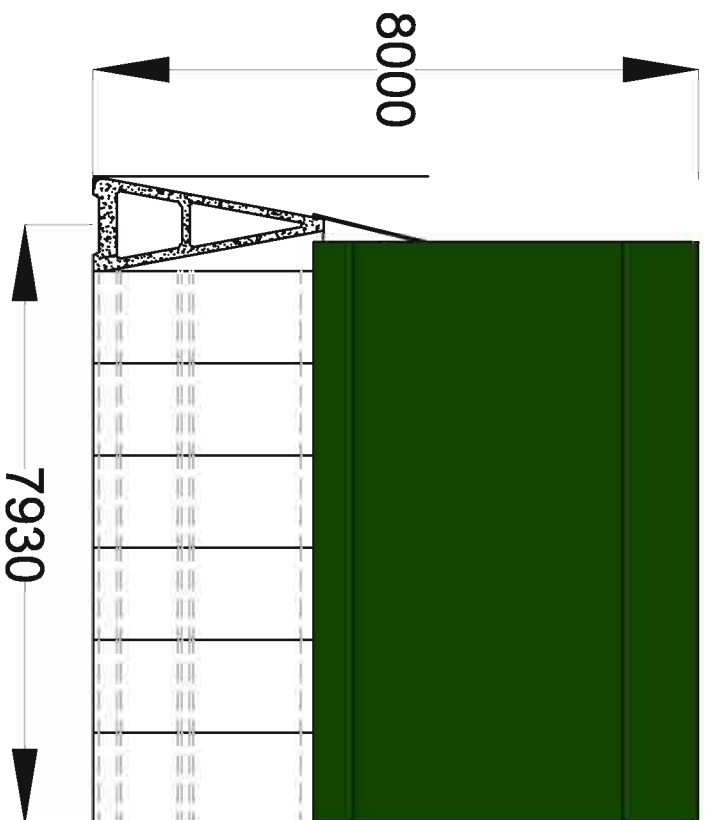
Rev.
a

Corporate Property

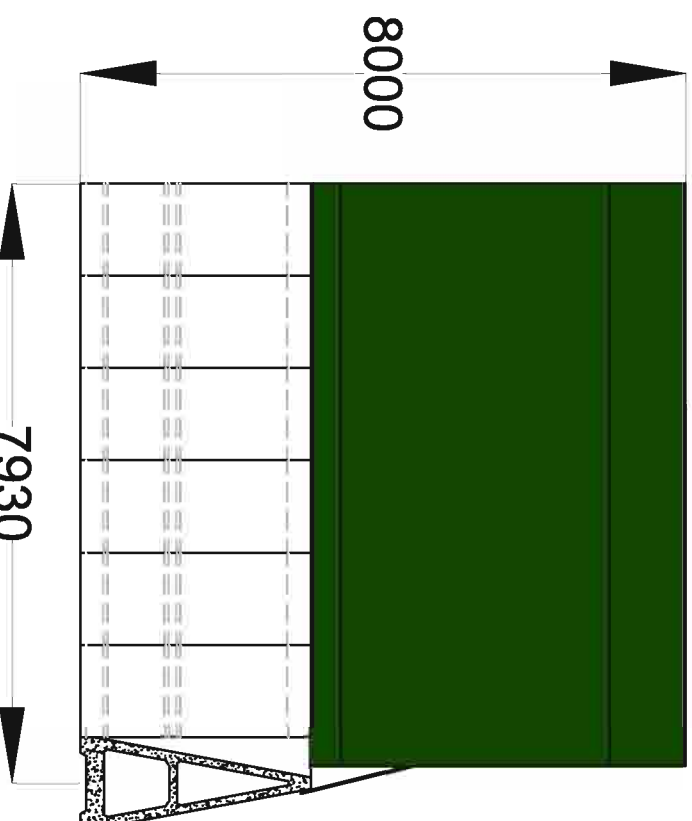
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Head of Dudley Property Consultancy
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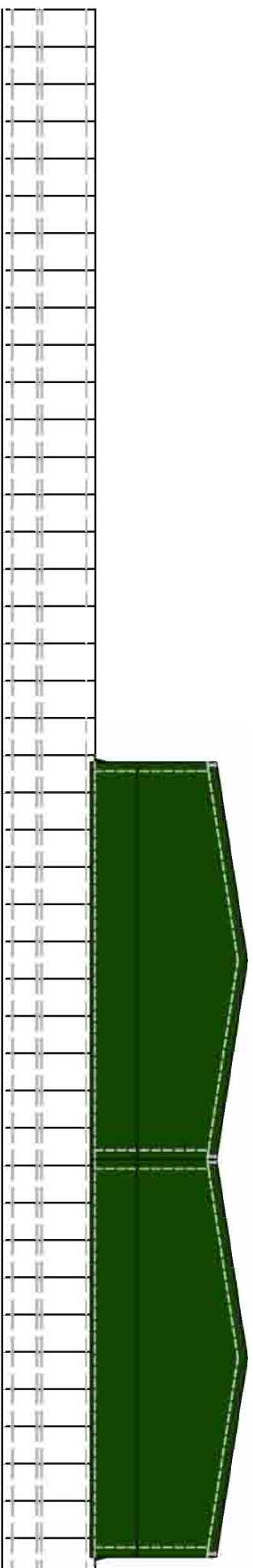
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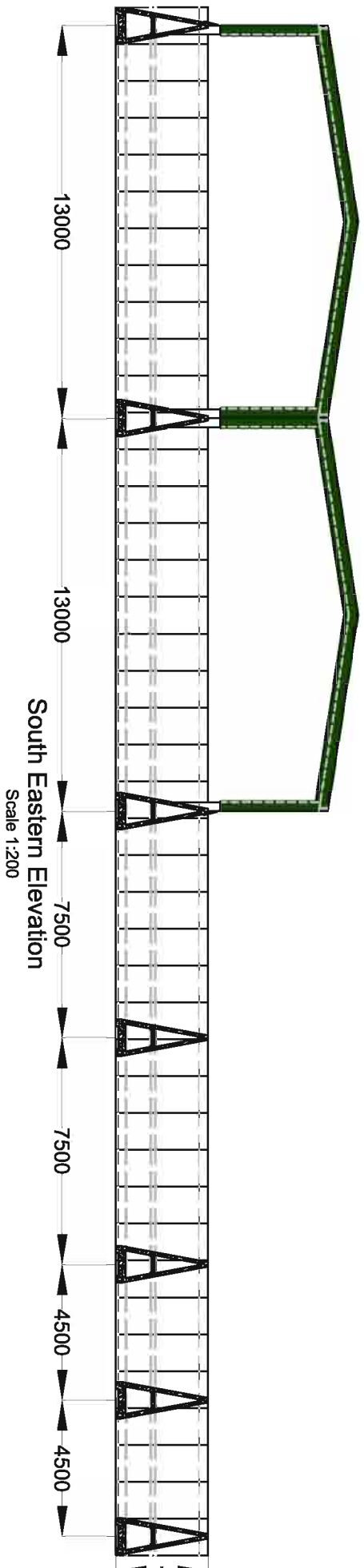
South Western Elevation
Scale 1:100



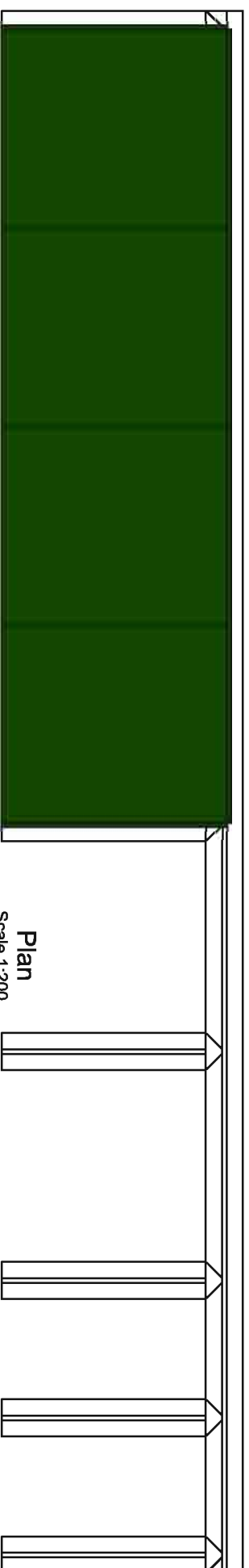
North Eastern Elevation
Scale 1:100



North Western Elevation
Scale 1:200



South Eastern Elevation
Scale 1:200



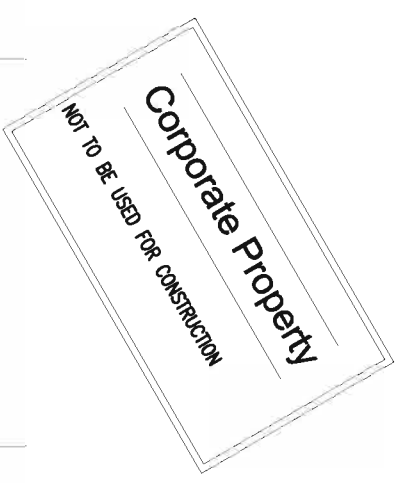
Plan
Scale 1:200



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NOTES

1. All dimensions are in millimetres unless otherwise shown.
2. Green finish to roof structure, colour representative only.



REV	DATE	DESCRIPTION	BY

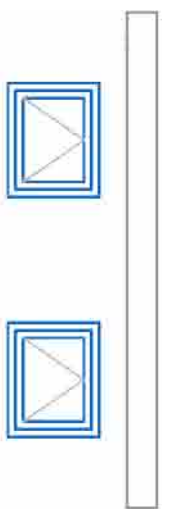
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PROJECT
BLOWERS GREEN RECYCLING
DEPOT
DRAWING
Proposed Storage Bay Details

Scale	Date	Drawn	
As Shown	16/07/10	JM	
Job Number	Drawing Number	Revision	Plot Sheet Size
AMPD 583	A33		

CAD ref: P:\Projects\AMPD583 - Recycling Facility at Blowers Green - Improvement\Proposed Depot Administration\Drawings\Planning\Rebim\main\A33 Proposed Storage Bay details



Ramp and steps to front entrance to comply with Part M



3270

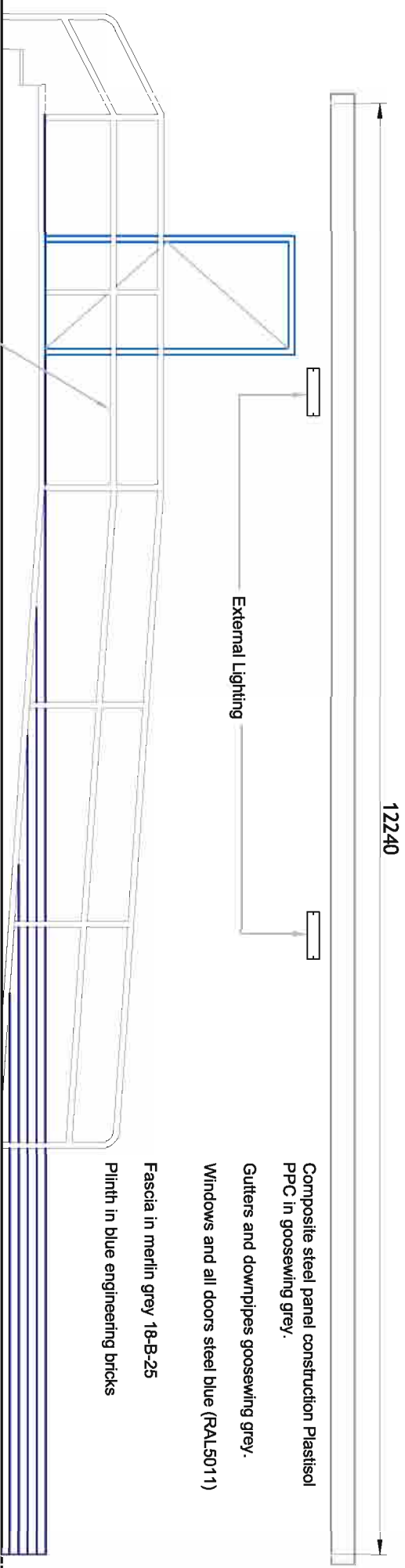
Max. height 3.5m

NORTH-WESTERN ELEVATION

SCALE 1:100

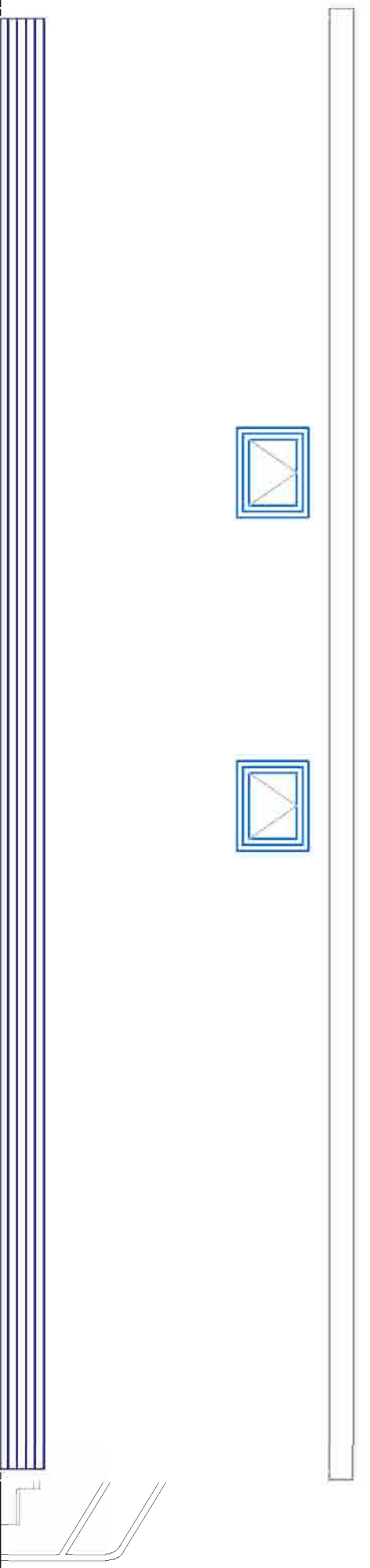
SOUTH-EASTERN ELEVATION

SCALE 1:100



SOUTH-WESTERN ELEVATION

SCALE 1:100

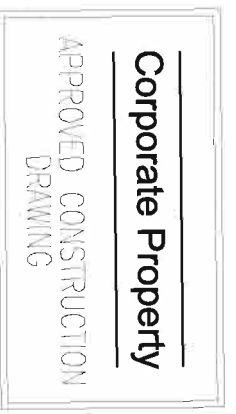


NORTH-EASTERN ELEVATION

SCALE 1:100

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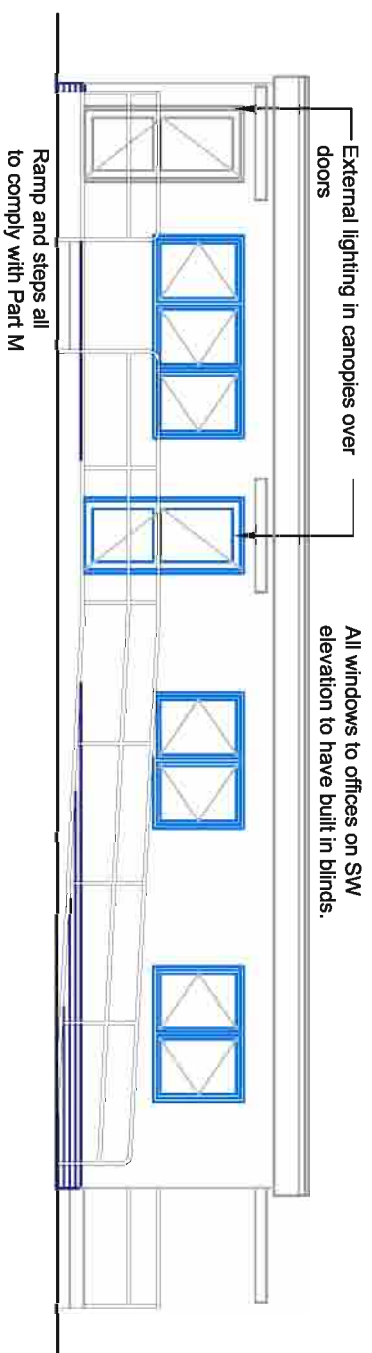
REV	DATE	DESCRIPTION	BY
A	NOV 2010	COLOURS AMENDED	GR

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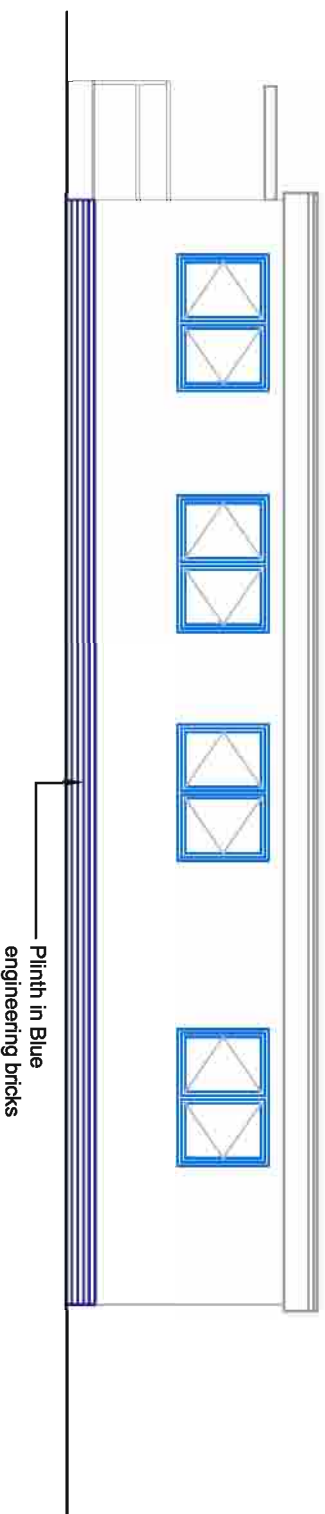
PROJECT
BLOWERS GREEN
RECYCLING DEPOT
DRAWING
MESS FACILITY ELEVATIONS

Scale	Date	Drawn	
1:100	16.7.2010	GR	
Job Number	Drawing Number	Revision	Plot Sheet Size
AMPD 583	A32	A	



SOUTH-WESTERN ELEVATION

SCALE 1:100

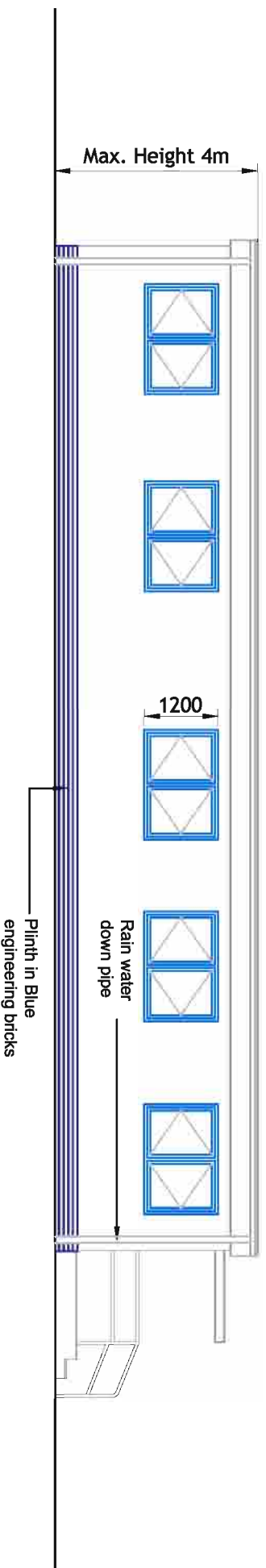


NORTH-EASTERN ELEVATION

SCALE 1:100

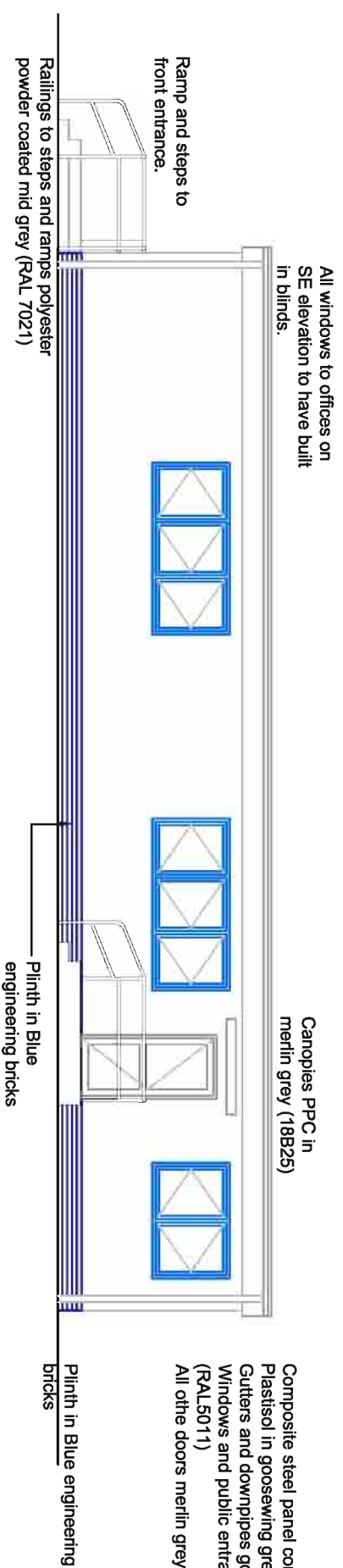
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NORTH-WESTERN ELEVATION

SCALE 1:100




SOUTH-EASTERN ELEVATION

SCALE 1:100

REV	DATE	DESCRIPTION	BY	GR.
A.	10.10.2010	Facia altered, height reduced, shutters omitted		

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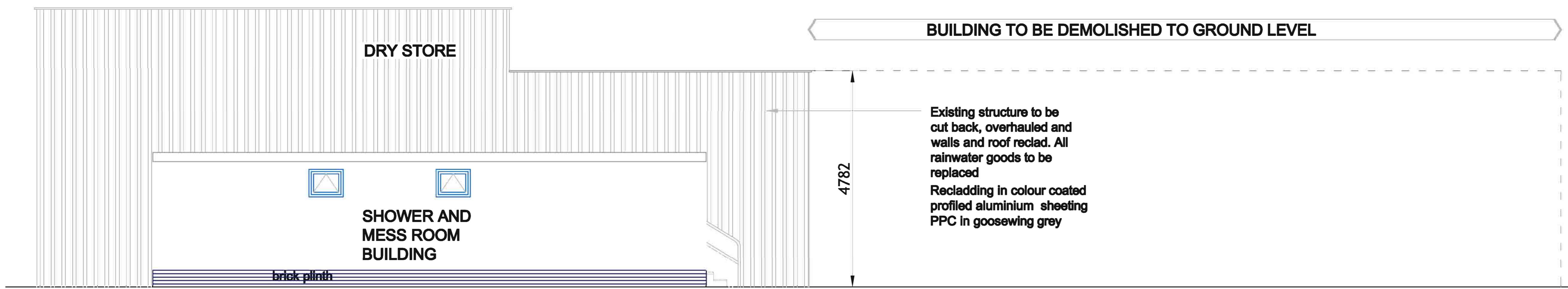


PROJECT
BLOWERS GREEN
RECYCLING DEPOT
DRAWING
OFFICE BUILDING ELEVATIONS

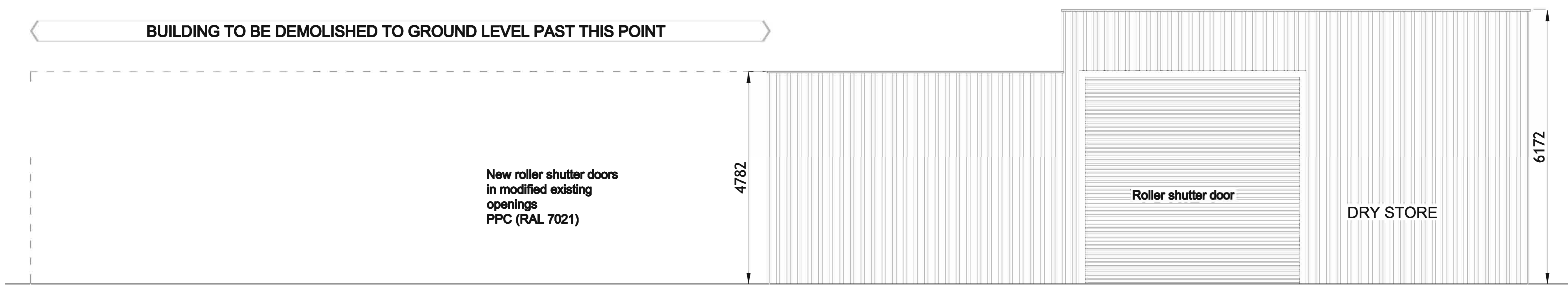
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Job Number	Drawing Number	Revision	Plot Sheet Size
AMPD 583	A31	A.	

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NORTH-EASTERN ELEVATION
 SCALE 1:50



SOUTH-WESTERN ELEVATION
 SCALE 1:50



NORTH-WESTERN ELEVATION
 SCALE 1:100



SOUTH-EASTERN ELEVATION
 SCALE 1:100

REV	DATE	DESCRIPTION	BY
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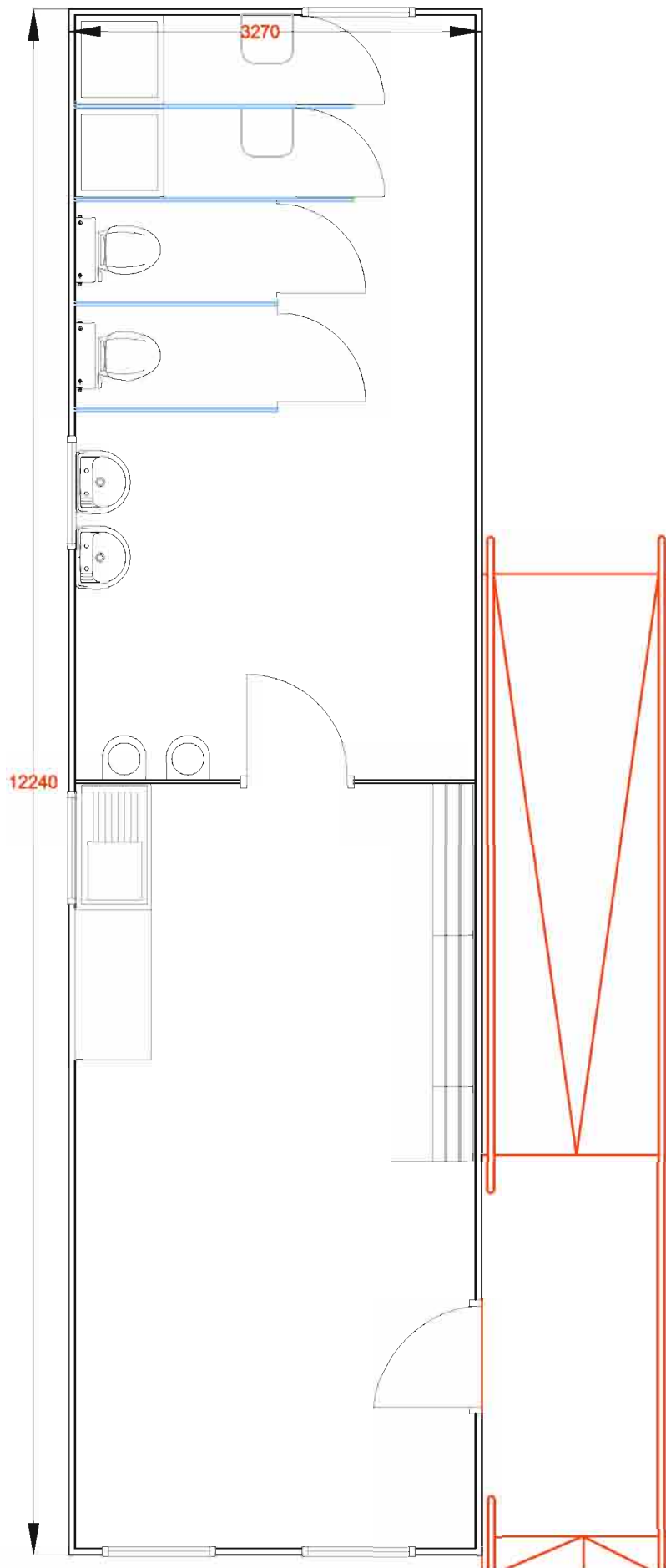
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PROJECT
Blowers Green Recycling Depot
 DRAWING
Indicative Proposed Elevations

Scale	Date	Drawn	
AS SHOWN	16.07.10	JM	
Job Number	Drawing Number	Revision	Plot Sheet size
AMPD 583	A30	A	A1

CAD ref:



Title
**Blowers Green Recycling
 Depot
 Mess Room and Shower
 Facilities Plan**

Scale	1:50	
Date	16/07/2010	
Drawn	JM	
Job Number	AMPD 583	
Dwg. no.	A13	Rev. 1

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Corporate Property
 PRELIMINARY DRAWING
 NOT TO BE USED FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
A.	10.10.2010	Transformer compound omitted.	GR.

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PROJECT
BLOWERS GREEN RECYCLING
DEPOT
DRAWING
PROPOSED OFFICE PLAN

Scale	Date	Drawn
1:100	June 2010	GR

Job Number	Drawing Number	Revision	Plot Sheet size
AMPD 583	A12	A	A3

CAD ref: P:\Projects\AMPD583 - Recycling Facility at Blowers Green - Improvements\Project Admin\Drawings\Drawing\Planning\Reclaim\on12\Proposed Office Plan

ALL FIGURED DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 ALL DIMENSIONS ARE TO BE CHECKED BY THE CONTRACTOR
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NOTES

Existing MH 8257
 Cover level: 160.91
 Invert level: 158.06(upstream)

Existing MH 8255
 Cover level: 160.78
 Invert level: 156.65

Refuse Collection
 Vehicle Parking Area

This section of
 existing building
 demolished

Dry Store 264m²
 (Refurbished Building)

existing steel frame overhauled and walls
 and roof reciad complete, existing slab
 retained

161.000 FFL

INTERNAL D.S.

INTERNAL D.S.

INTERNAL D.S.

ASSUMED LINE OF EXISTING ROOF
 DRAINAGE 100MM DIA

Existing 525 dia SW drain

100mm SW Drain

Chamber and 100mm dia
 connection to existing
 junction on main sewer

REV	DATE	DESCRIPTION	BY
B.	1.10.2010.	Roller shutter door omitted	GR
A.	JUNE 2010.	UNITS RELOCATED.	GR

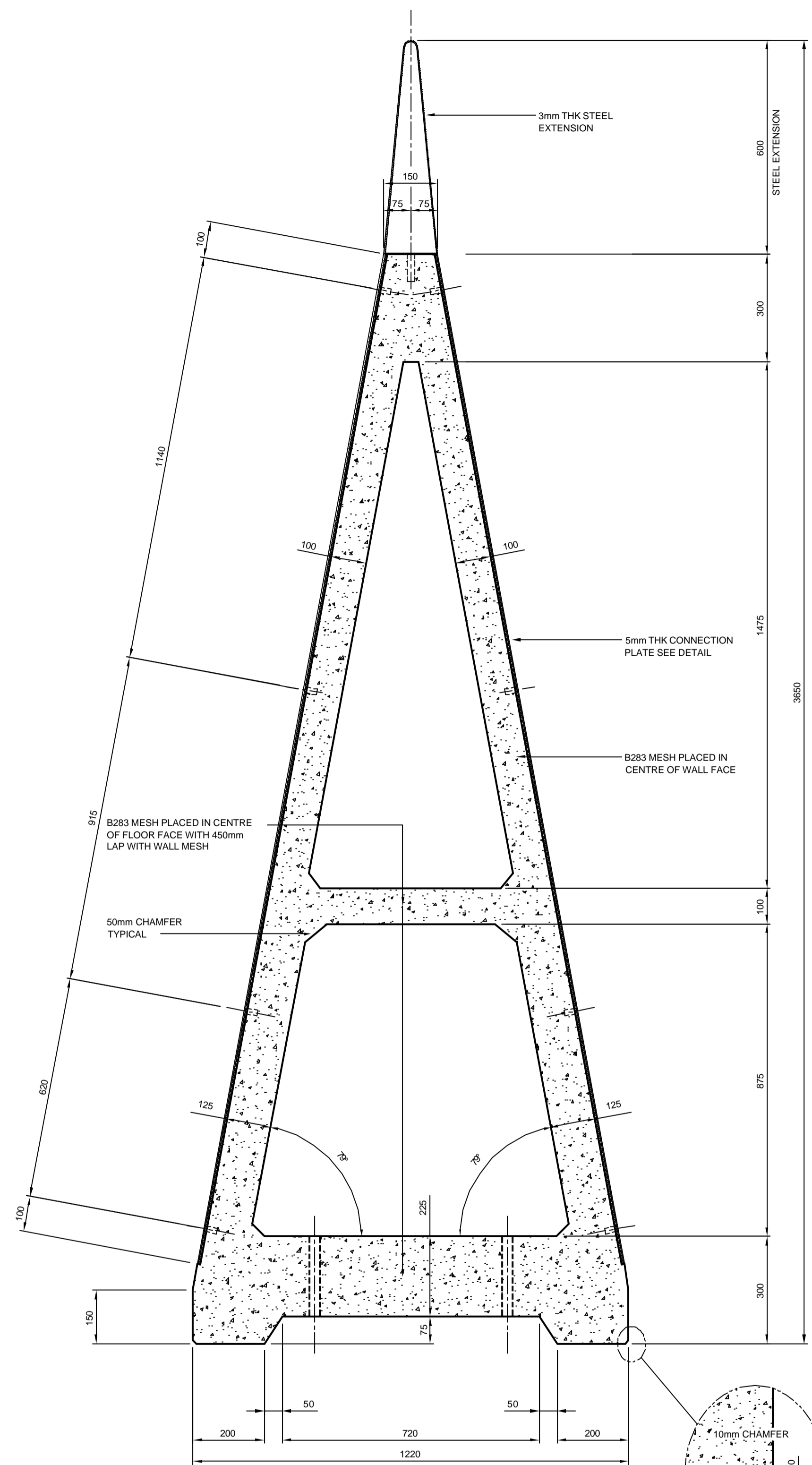
Corporate Property
 3, St. James's Road, Dudley, West Midlands DY1 1HZ
 Directorate of Law, Property & Human Resources,
 Dudley Metropolitan Borough Council
 Interim Director
 Philip Tart, LL.B.
 Assistant Director
 B. Gordon, B.Comm., M.B.A., M.Sc.



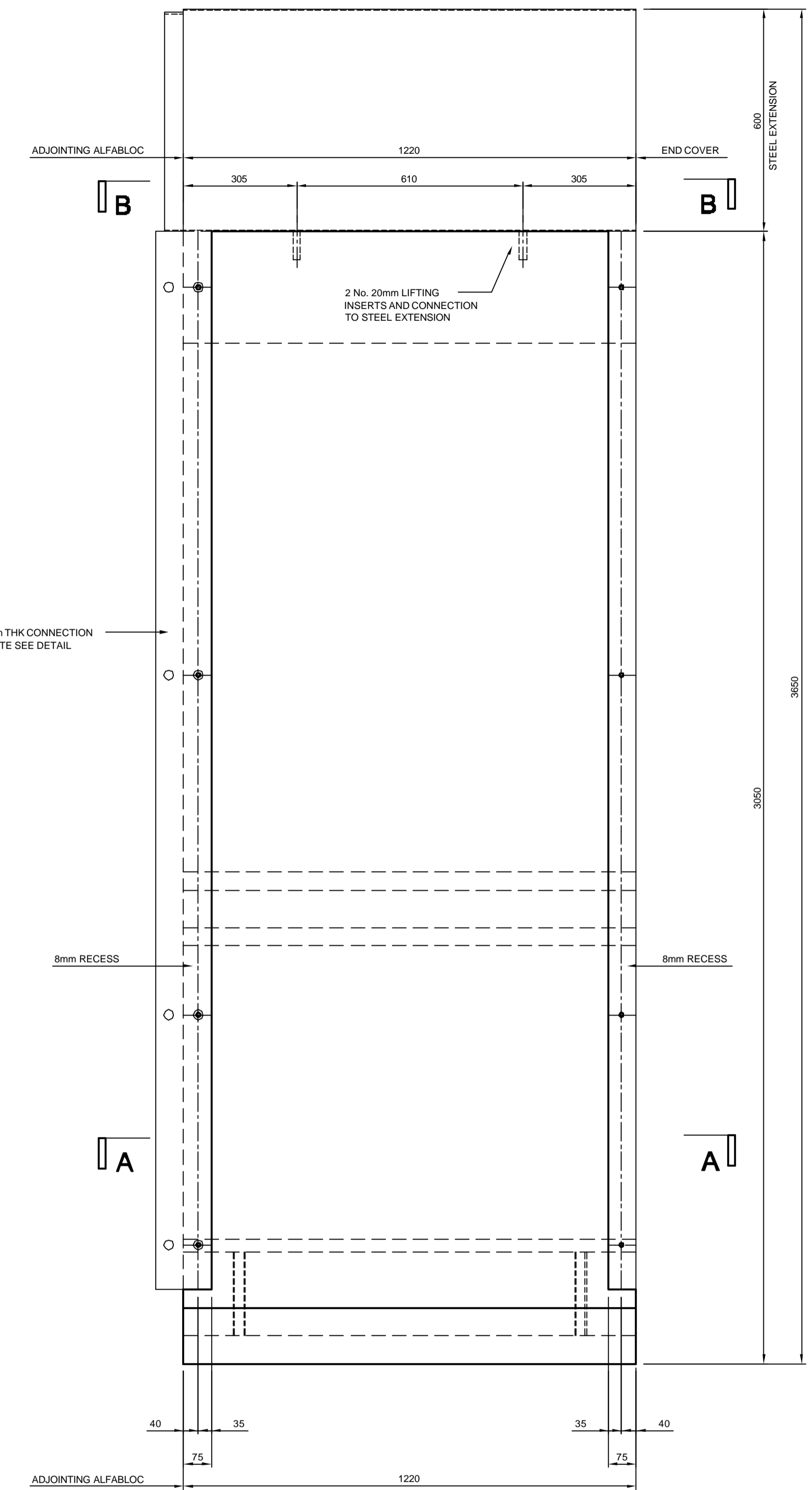
PROJECT
**BLOWERS GREEN RECYCLING
 DEPOT**
DRAWING
PROPOSED DRY STORE PLAN

Scale	Date	Drawn	
1:100	June 2010	GR	
Job Number	Drawing Number	Revision	Plot Sheet size
AMPD 583	A11	B	A3

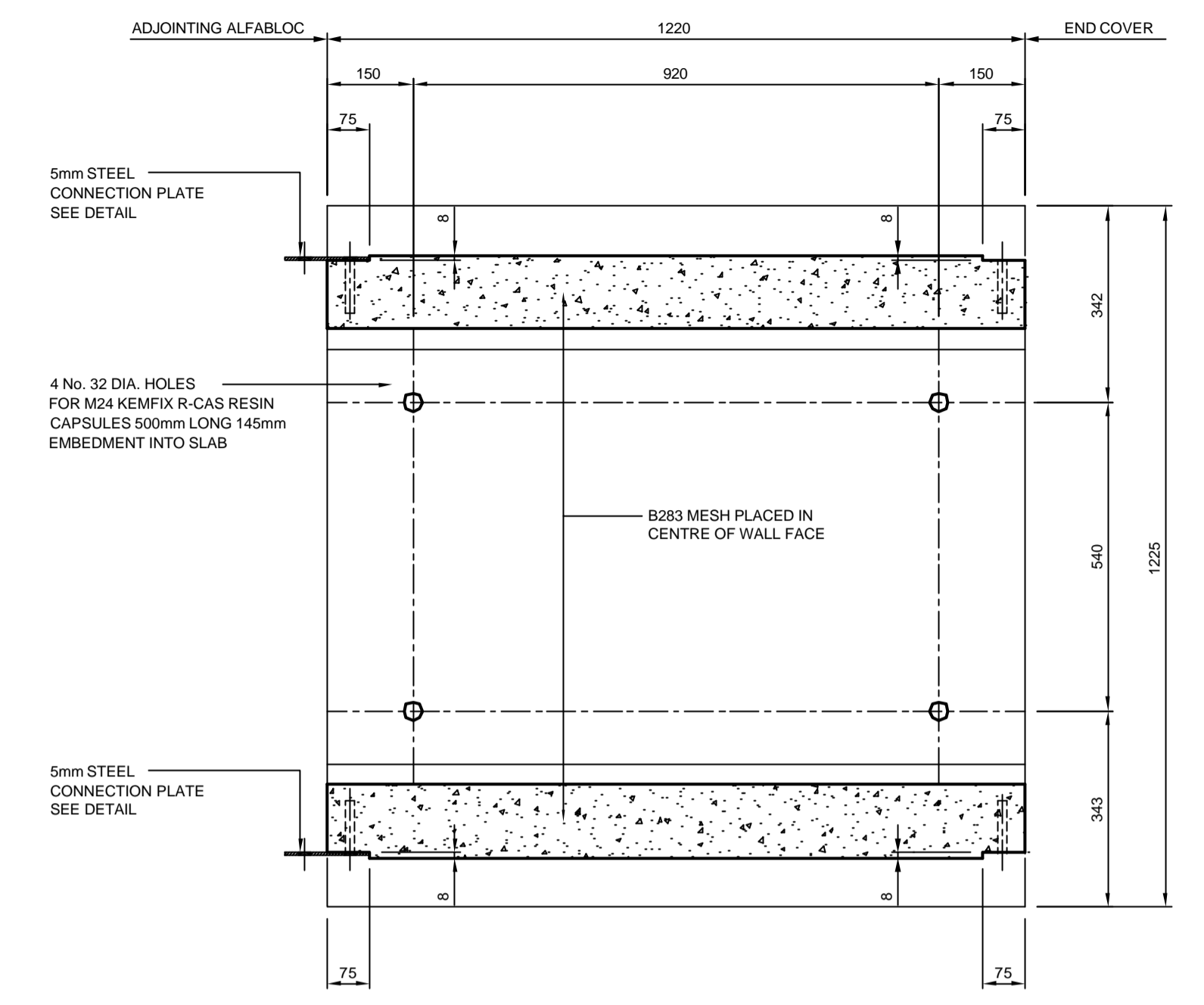
CAD ref: P:\Projects\AMPD583 - Recycling Facility at Blowers Green - Improvement\Project
 Administration\Drawings\Rev\Draw\Planning Application\A11 Proposed Dry Store Plan



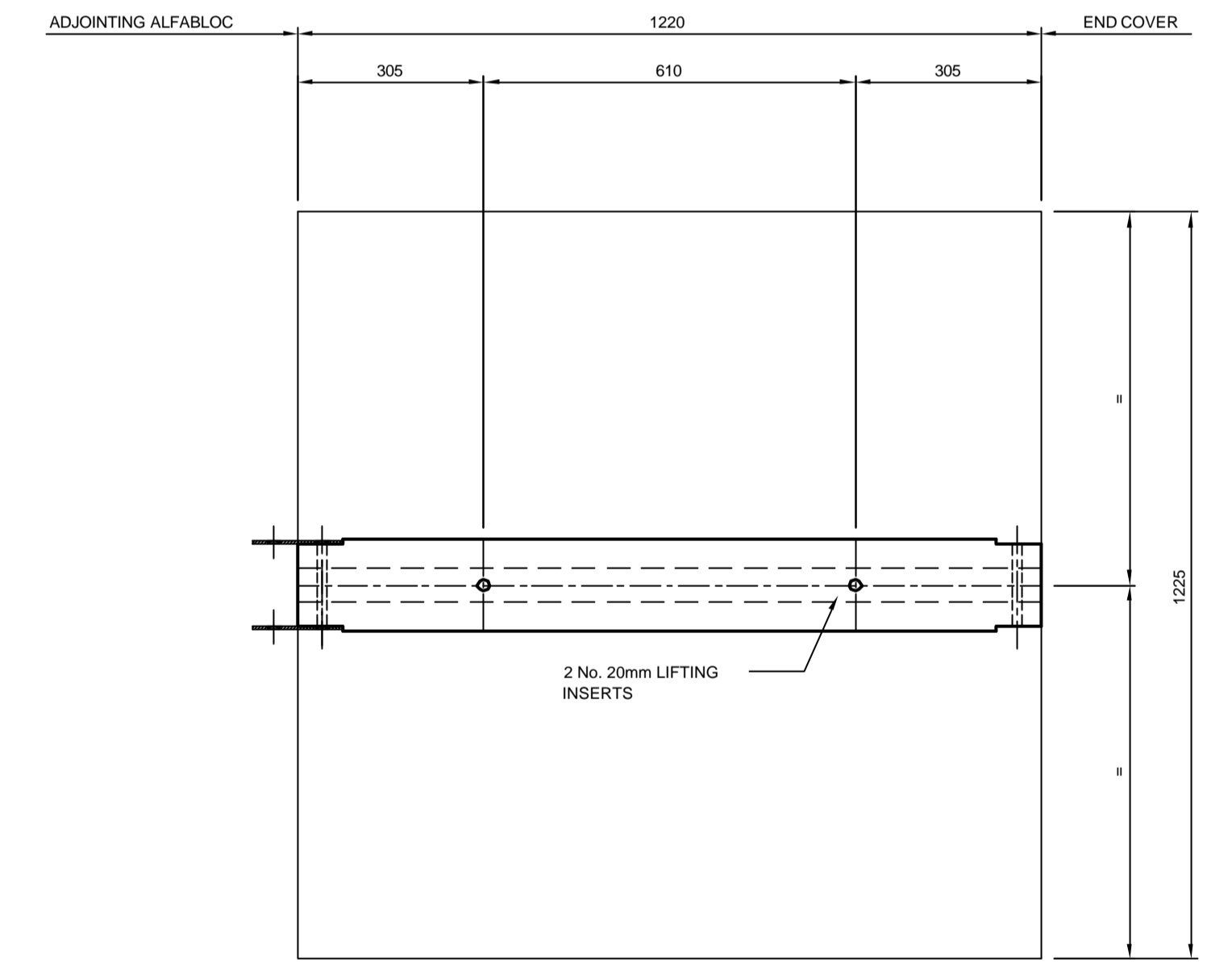
TYPICAL SECTION THROUGH UNIT
2.75 TONNES PER 3050mm ALFABLOC



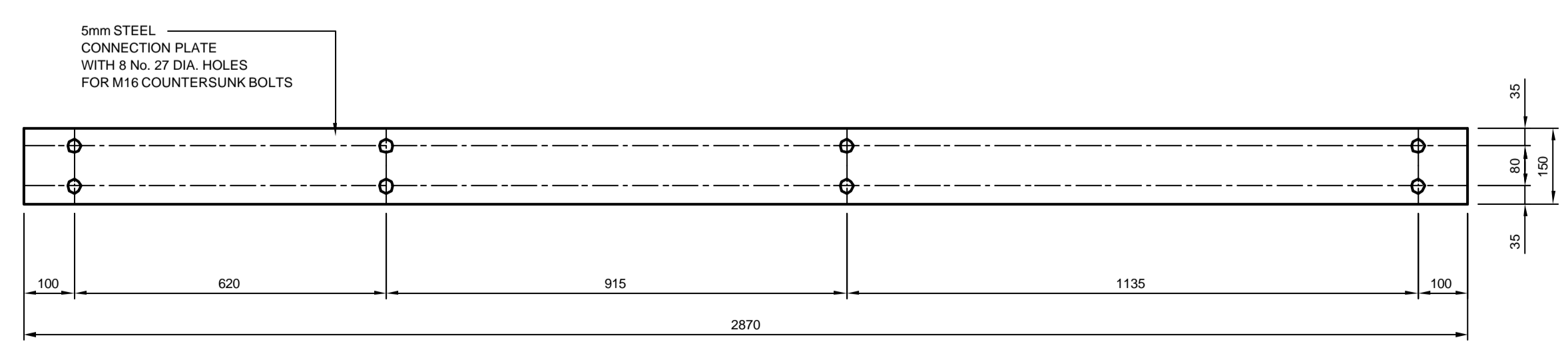
ELEVATION ON 3050mm ALFABLOC



PLAN ON ANCHOR BOLT SETTING OUT



PLAN ON B-B



PLAN ON 3050mm ALFABLOC CONNECTION PLATE
2 No. REQUIRED PER ALFABLOC

IN THE EVENT OF ANY ENGINEERING QUERIES CONTACT

Civil Engineers
Structural Engineers
Highways and Drainage Engineers
Party Wall Surveyors
Expert Witness and Litigation Support




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P1	26.02.04	ISSUED FOR INFO	CND
rev	date	details	by

DRAWINGS WITH A P REVISION SUFFIX ARE PRELIMINARY ONLY AND NOT FOR CONSTRUCTION

project	POUNDFIELD PRODUCTS LTD STANDARD DRAWINGS		
client	POUNDFIELD PRODUCTS LTD		
title	3650mm ALFABLOC STANDARD PRODUCTION DRAWING		
drawn	design	checked	date
CND	PP	PJF	26.02.04
project reference	drawing number	revision	
10783	08	P1	



POUNDFIELD PRODUCTS
MANUFACTURERS OF PRE-STRESSED AND PRECAST CONCRETE

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LIGHTING EQUIPMENT

6 x 8m Mast Carrying the following Trent Luminaires:-
 M1 - M5..... 2 x AL5023 / 250W SONP-T, Floodlight
 M6..... 4 x AL5023 / 150W SONP-T, Floodlight

3 x 6m Wall mounted Trent Luminaires:-
 F1-F3..... 1 x AL5023 / 150W SONP-T, Floodlight

5 x 3m Wall mounted Pathseeker2 Luminaires:-
 B1-B5..... 1 x AL3051 / 70W SONP-T, Lantern

LAMPS

250W SONP-T (33,200 l.lm)
 150W SONP-T (17,500 l.lm)
 70W SONP-T (6,600 l.lm)

HORIZONTAL ILLUMINANCE LEVELS

Recycling Area (Site A)

Average Horizontal Illuminance (E.av): 50 Lx
 Minimum Horizontal Illuminance (E.min): 20 Lx
 Uniformity Ratio (E.min / E.av): 0.40

Staff Car Park (Site A)

Average Horizontal Illuminance (E.av): 36 Lx
 Minimum Horizontal Illuminance (E.min): 10 Lx
 Uniformity Ratio (E.min / E.av): 0.27

Car Park (Site B)

Average Horizontal Illuminance (E.av): 20 Lx
 Minimum Horizontal Illuminance (E.min): 0 Lx

Grid Intervals 3m, 1m

Grid Values in Lux

Contours Values 5, 2 & 1 Lux

Maintenance Factor: 0.85

Location: Medium Pollution

Cleaning Intervals: 18 Months



Lighting Project: Blowers Green Recycling Centre

Title: Horizontal Illuminance Levels

Design Ref: LS18461/3 Revision(s) From Previous Design:

Design By: Jacky Cheung

Date: 28 - 01 - 2011 Scale: 1:500@A2

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All illuminance values are the result of computer calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under examination. In practice the values may vary due to tolerances on luminaires, luminaire positioning, reflection properties and electrical supply.