

PLANNING APPLICATION NUMBER:P12/0133

Type of approval sought	Full Planning Permission
Ward	ST THOMASS
Applicant	Mr Garry Dean, Dudley MBC
Location:	LISTER ROAD DEPOT, LISTER ROAD, DUDLEY, DY2 8JW
Proposal	DEMOLITION OF EXISTING CONCRETE STORAGE BUNKERS AND ERECTION OF NEW SALT BARN AND GREEN WASTE FACILITY.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site lies within the 5.1 hectare Local Authority depot associated with the Directorate of the Urban Environment. Several local authority functions, primarily relating to environmental management, are carried out at the site. Services such as waste recycling, green care and highway maintenance are based at the depot, with large areas of the site providing parking facilities for the vehicles required by these services.
2. The site is situated in a mixed use area, being bordered to the west by industrial uses, to the north by public open space, and to the east and south by residential housing estates. The site is also situated with a designated Key Industrial Area, and a Central Employment Zone.
3. In the south-west corner of the site, approximately 70 metres from the public highway in Lister Road, is the application site area which is currently utilised as an open winter grit/salt store where materials associated with gritting and snow ploughing machinery are stored.

PROPOSAL

4. The works consist of construction of a new salt barn and a green waste transfer area. The scheme proposals also aim to improve the operational ability and safety within the site, by providing improved parking and storage facilities with improved external lighting. The works will consist of the demolition of existing concrete storage bunkers and re-grading of the surrounding area. New surface and foul water drainage is proposed to accommodate the new facilities and the amended layout within the site. Two new portal frame buildings will be erected to accommodate salt and green waste with the necessary internal concrete bunker storage areas to hold materials.
5. The new buildings will be used for the storage of the Borough's road salt stockpiles and short term storage of green waste, gully pot and street cleansing waste prior to transfer to a permanent waste facility.
6. Existing salt stockpiles, gully pot and street cleansing waste materials are currently stored at the Lister Road Depot but in the open. Current green waste material is stored offsite but the new green waste facility will take over this handling / transfer operation.
7. The green waste material will be stored for no longer than a 48 hour period prior to removal from site for treatment and processing.
8. The salt barn and green waste structures will be located a minimum of 80 and 110m respectively away from the closest residential properties to the south. The salt barn building will be 14m high overall (8m to eaves to accommodate the necessary vehicles) and will be 35m wide by 25m long. The green waste building will be 12 m high (8m to eaves) and will be 25m wide by 40m long.
9. The application has been submitted with a ground investigation and design and access statement.

HISTORY

10. Although the Lister Road depot has been the subject of a number of previous planning applications over past years, none are relevant to the determination of the current application.

PUBLIC CONSULTATION

11. The application was advertised by way of individual neighbour notification letters being sent to the occupiers of 45 properties and businesses located within the proximity of the site. No objections or observations have been received on the proposed development.

OTHER CONSULTATION

12. Group Engineer-Development: No objections.

13. Head of Environmental Health and Trading Standards: No objections raised. It is noted that the transfer of green waste will require a Permit which is issued under the Environmental Permitting Regulations 2010 by the Environment Agency will be required by the operator before the storage of green waste can take place. The Permit will impose standard conditions on the operator for the control of odour, noise and vibration from the proposed activities namely that emissions from the activities shall be free from odour, noise and vibration at levels likely to cause pollution outside the site.

RELEVANT PLANNING POLICY

National Planning Guidance

14. The Draft National Planning Policy Framework (NPPF) was published for consultation on 25th July 2011. The Planning Inspectorate has issued guidance which makes it

clear that the NPPF is capable of being a material consideration and therefore regard has to be had for the document. However, it carries limited weight at this stage of the process as it is in draft form and subject to possible change. Existing national planning policy remains and carries substantial weight.

- National Planning Guidance
 - PPS1 - Delivering Sustainable Development
 - PPS10 – Planning for Sustainable Waste Management

- Black Country Core Strategy
 - CSP4 Place Making
 - EMP3 Local Quality Employment Areas
 - TRAN2 Managing Transport Impacts of New Development
 - TRAN5 Influencing the Demand for Travel and Travel Choices
 - ENV 3 Design Quality
 - WM1 Sustainable Waste and Resource Management

- Unitary Development Plan
 - DD1 Urban Design
 - DD4 Development in Residential Areas
 - DD5 Development in Industrial Areas
 - EP7 Noise Pollution

- Supplementary Planning Guidance/Documents
 - Parking Standards and Travel Plans Supplementary Planning Document

ASSESSMENT

15. The main issues are:

- Principle
- Design
- Neighbour Amenity
- Access and Parking

Principle

13. PPS10 supports sustainable waste management with the need for disposal to be the last resort and the focus to now be on the management of waste by reusing, recycling and recovering it. The national planning document states that the planning system is pivotal to the providing adequate and the timely provision of new facilities that will be needed. The four Black Country local planning authorities have produced a Black Country Core Strategy (BCCS). This sets out a broad strategy for the spatial development of the Black Country and provides a framework for development control decisions.

14. The BCCS 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). This application, which seeks to expand the storage capacity of recyclable waste at the newly completed waste management site, is supported by both the principles of PPS10 and the BCCS.

Design

15. The proposed buildings would be a portal frame with a grey PVC roof and sides which will terminate just below the brow of the concrete bund bases. The exterior fabric is robust and has been used in many similar situations throughout England, providing a good cost/appearance balance, with the grey exterior matching the predominant background skyline. Given the significant distance separation from houses and public highway, the buildings are not considered to be visually obtrusive or over prominent and acceptable from a design point of view.

Neighbour Amenity

17. The site of the proposed development is currently utilised for a plethora of activities which are undertaken in the open and it is not considered that the erection of the

buildings, or consolidation of activities would have an adverse impact on the amenities of the closest residents some 80m away. Similarly, the transfer of green waste will be licensed by the Environment Agency which will ensure that no noise, disturbance or odour impacts arise outside the site boundary, which again, considering the distance separation from houses is unlikely to arise.

Access and parking

18. The proposed development would not increase the intensity of the existing use of the site which is used as a base for refuse vehicles. Parking and access arrangements will, however, be improved to ensure safer operation of the existing and proposed facilities in this area of the overall depot and appropriate to the development. No objection is raised by the Group Engineer-Development who considers that no material increase in trip generation will arise given the displacement of other recycling activities to the Blowers Green Road site.

CONCLUSION

19. This application would contribute towards the delivery of an increase in the amount of recoverable, recyclable and reusable waste generated within the Borough in accordance with national and regional planning policy. The design of both the storage buildings, whilst functional in nature would be appropriate within the context of the site and would not detract from the character of the area. Covering the existing salt storage area will also prevent issues of salt water run-off into drainage systems and outlying areas. The proposed development would not increase the intensity of use at the existing depot overall thereby raising no issues with respect to parking and access. No impacts upon residential amenity will arise due to distance separation and operational controls imposed upon any licence by the Environment Agency. The development is therefore considered to comply with Policies WM1 of the BCCS and saved Policy DD4 of the UDP.

RECOMMENDATION

20. It is recommended that the application be approved subject to conditions.

Reason for approval

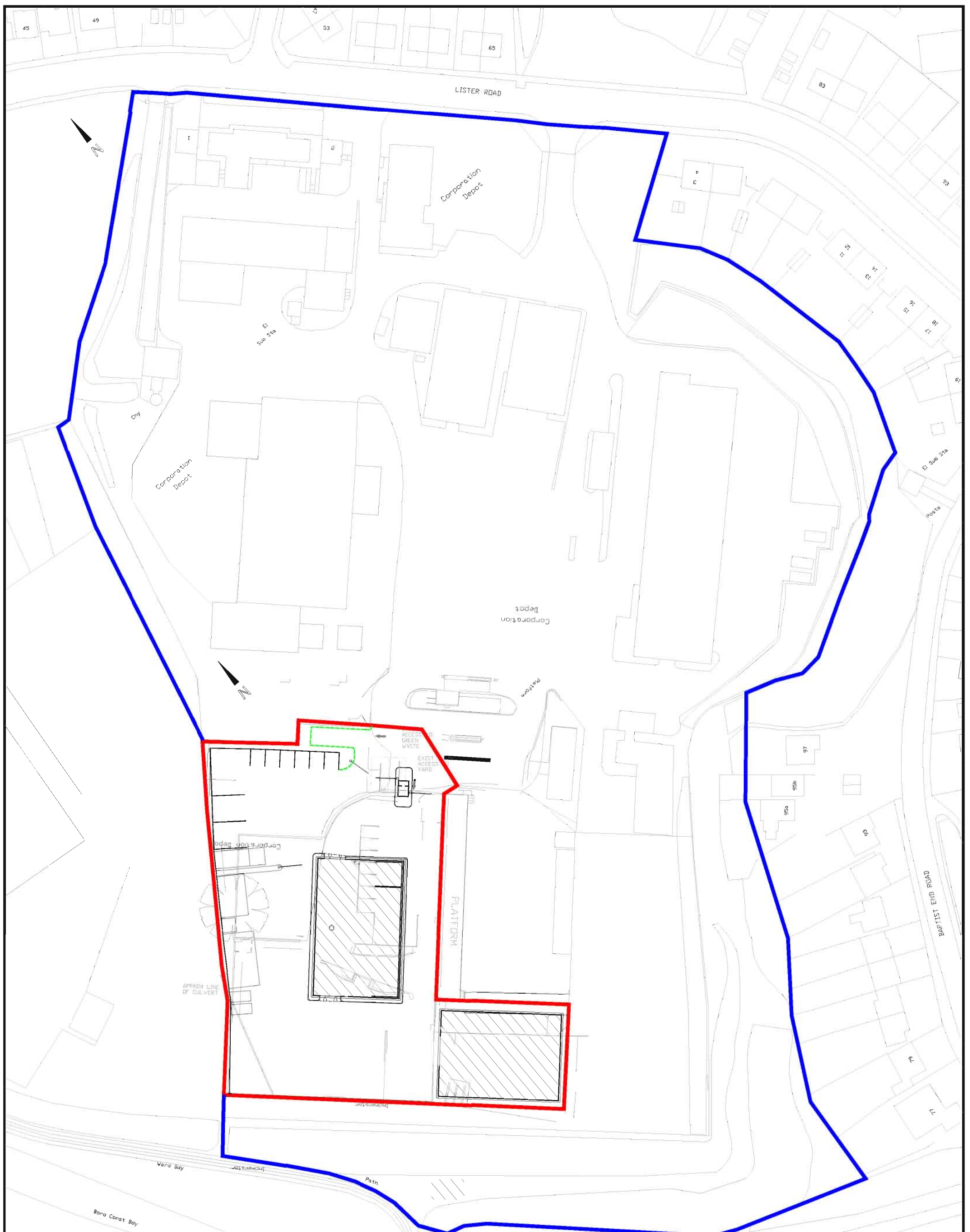
This application would contribute towards the delivery of an increase in the amount of recoverable, recyclable and reusable waste generated within the Borough in accordance with national and regional planning policy. The design of both the storage buildings, whilst functional in nature would be appropriate within the context of the site and would not detract from the character of the area. Covering the existing salt storage area will also prevent issues of salt water run-off into drainage systems and outlying areas. The proposed development would not increase the intensity of use at the existing depot overall thereby raising no issues with respect to parking and access. No impacts upon residential amenity will arise due to distance separation and operational controls imposed upon any licence by the Environment Agency. The development is therefore considered to comply with Policies WM1 of the BCCS and saved Policy DD4 of the UDP.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Joint Core Strategy (2011), the saved UDP (2011) 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 development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: CE/GT-012/001, 002, 003, A1-1463-1 and A1-1463-2.
3. No materials other than those indicated on the approved plans shall be used without the approval in writing of the local planning authority.



Council House
 Mary Stevens Park
 Stourbridge
 West Midlands
 DY8 2AA.



**DIRECTORATE OF THE
 URBAN ENVIRONMENT**

Project **SALT BARN AND GREEN WASTE FACILITY, LISTER ROAD DEPOT**
 Title **PLANNING APPLICATION - RED LINE, BLUE LINE PLAN**

Drawing No.
CE/GT-012/001

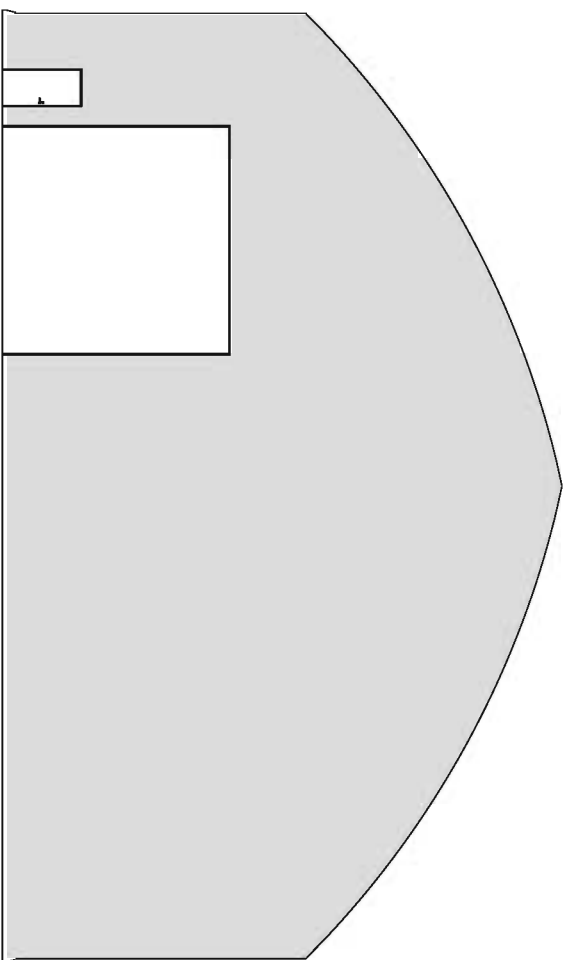
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Checked By **RM**

Revision No. **0**

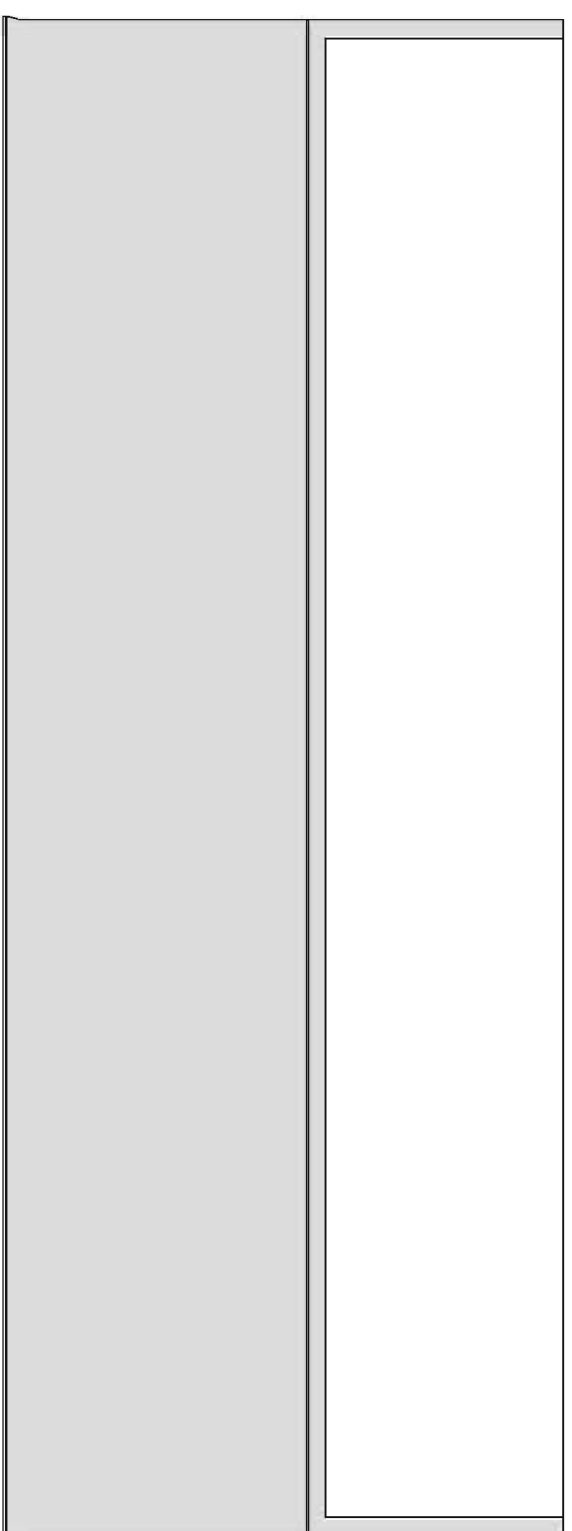
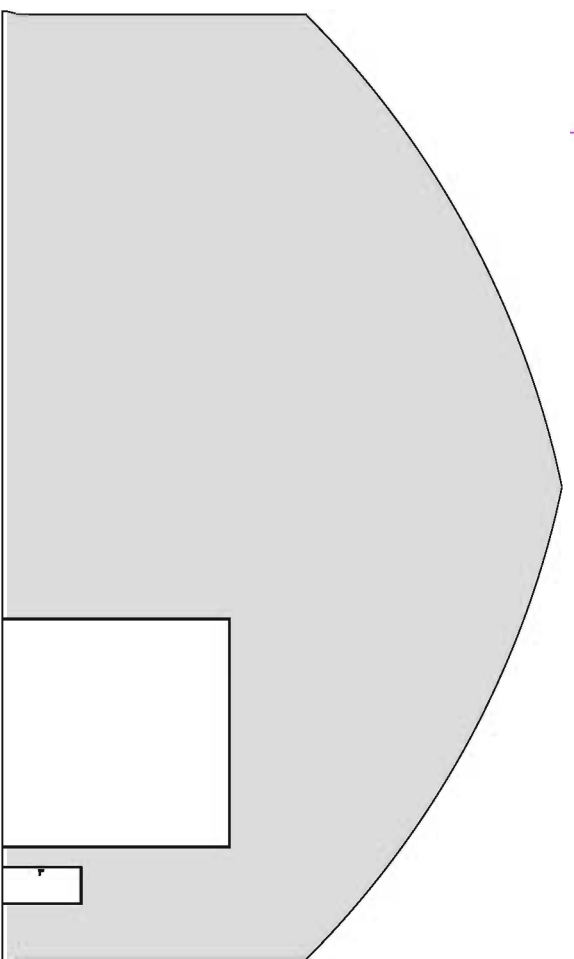
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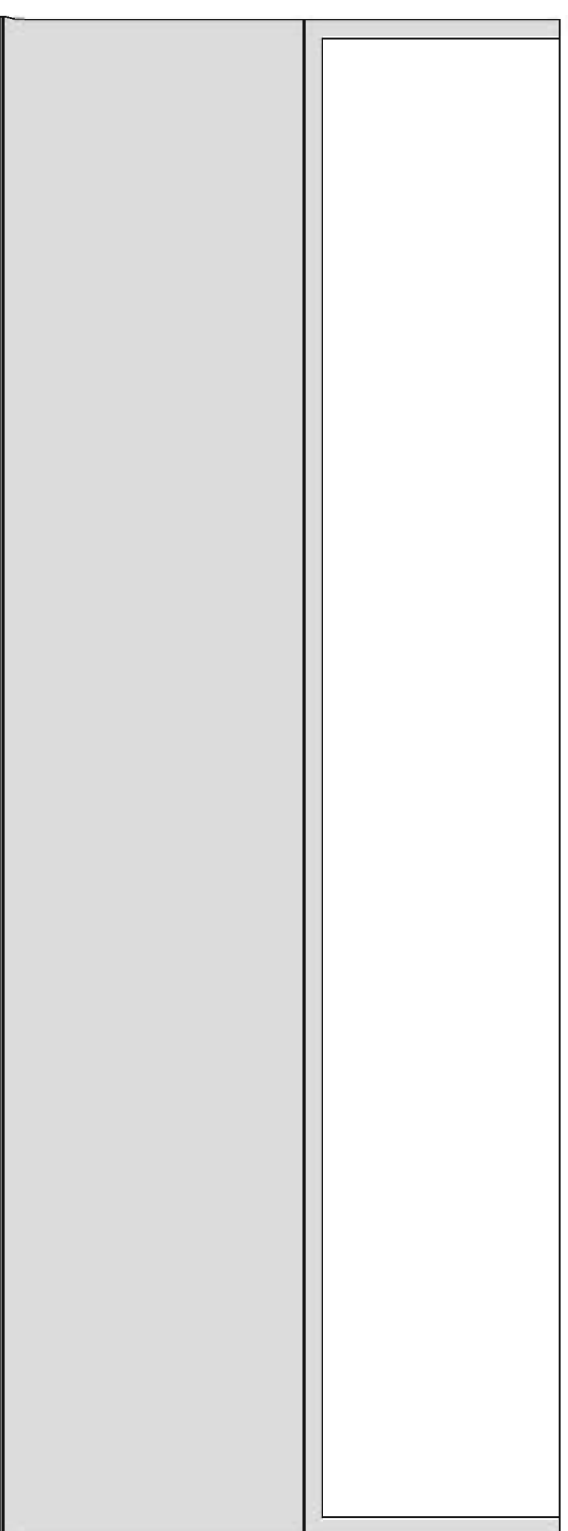


ELEVATION, GABLE

OVERHEAD DOOR 6x6 H
PERSONNEL DOOR



ELEVATION, SIDE



ELEVATION, SIDE

REGULATIONS

STANDARDS
DIMENSIONING AND MANUFACTURING ACCORDING TO THESE REGULATIONS.

BS 5950-1:2000
BS 6399-2:1997, WINDLOAD
BS 6399-2:1998, SNOWLOAD

STEEL QUALITY

PLATES: S235J2G3
I-BEAMS: S235J2G3
ZIS STEEL: COLD ROLLED
RHS: S355J2H, COLD ROLLED

BOLT CONNECTIONS

CONNECTIONS IN FRAME:
BOLTS: M16-8 ISO 4014
NUTS: M16-8 ISO 4032
WASHERS: B16 HV 200 S5 N/SS 3376
CONNECTIONS PURLINS AND GABLE COLUMNS:
BOLTS: M16-8 ISO 4034
NUTS: M16-8 ISO 4032
WASHERS: B16 HV 200 S5 N/SS 3376

WELDS

WELDING QUALITY ACCORDING TO ISO 5817 CLASS C
ALL WELDS ARE FILLET (OR BUTT WELD) UNLESS OTHERWISE MENTIONED SEPARATELY

SURFACE TREATMENT

HOT DIPPER GALVANIZED ACCORDING TO SS EN ISO 1461, THICKNESS: MIN 70µ

TOLERANCE

TOLERANCES ACCORDING TO S314-PUBL. 112, DEC. 1992 TOLERANCES FOR STEEL CONSTRUCTIONS CUTTING CLASS: S4, 2

WIND BRACINGS

W16 W16-18, 1713/16/4, V12
W16 W16-18, 1713/16/4, V12
W16 W16-18, 1713/16/4, V12
W16 W16-18, 1713/16/4, V12

QUALITY OF COVER

WMP/LAN 16900
PVC - COVERED POLYESTER FABRIC
T100 DTEX 2 / 2 BONDING
TYPE OF APPROVAL: SP 2482/80
COLOUR CODES:

GABLES AND SIDES GREY R20

ROOF SECTION TRANSLUCENT WHITE 090

WIND BRACINGS
W16 W16-18, 1713/16/4, V12
W16 W16-18, 1713/16/4, V12
W16 W16-18, 1713/16/4, V12
W16 W16-18, 1713/16/4, V12

REV. AMT. Approved AMB. SGN. DTM

PRELIMINARY DRAWING

DUDLEY WASTE FACILITY



PROJECT NO. R140 AV HANNOLOGNE

DATE: 11/11/15 KCH/A DH

AW-HALL

25x40x8

SCALE: A1-1:100 A1-1:463-2

REGULATIONS

STANDARDS

DIMENSIONING AND MANUFACTURING ACCORDING TO THESE REGULATIONS:
S5 5950-1:2003
S5 6399-2:1997, WINDLOAD
S5 6399-2:1998, SNOWLOAD

STEEL QUALITY

PLATES: S235J2G3
L-SHAPING: S235J2G3
COLD ROLLED
SBS: S355J2H, COLD ROLLED

BOLT CONNECTIONS

CONNECTIONS IN FRAME:
BOLTS: M16-8 ISO 4014
NUTS: M16-8 ISO 4032
WASHERS: BRB HV 200 S5 M/SS 3376
CONNECTIONS PURLINS AND GABLE COLUMNS:
BOLTS: M16-8 ISO 4014
NUTS: M16-8 ISO 4032

WASHERS: BRB HV 200 S5 M/SS 3376
DIMENSIONS: FULL TRANS FORMER AT LENGTH

M12 - 150 mm
M16 - 200 mm
M20 - 100 mm

WELDS

WELDING QUALITY ACCORDING TO ISO 5817 CLASS C
ALL WELDS ARE FILLET OR BUTT WELD UNLESS OTHERWISE
IF NOTHING ELSE IS MENTIONED SEPARATELY

SURFACE TREATMENT

HOT DIPPED GALVANIZED ACCORDING TO SS EN ISO 1461,
THICKNESS: MIN 70µ

TOLERANCE

TOLERANCES ACCORDING TO S314-PUBL. 172, DEC.
1992 TOLERANCES FOR STEEL CONSTRUCTIONS
CUTTING CLASS: S4, S2

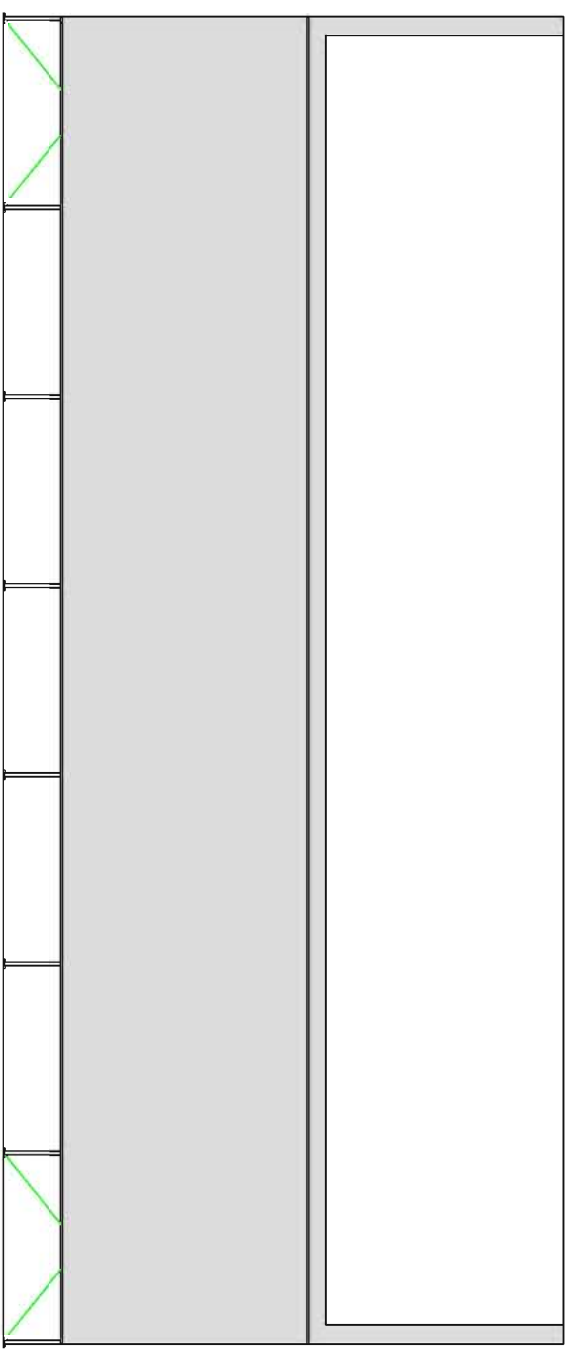
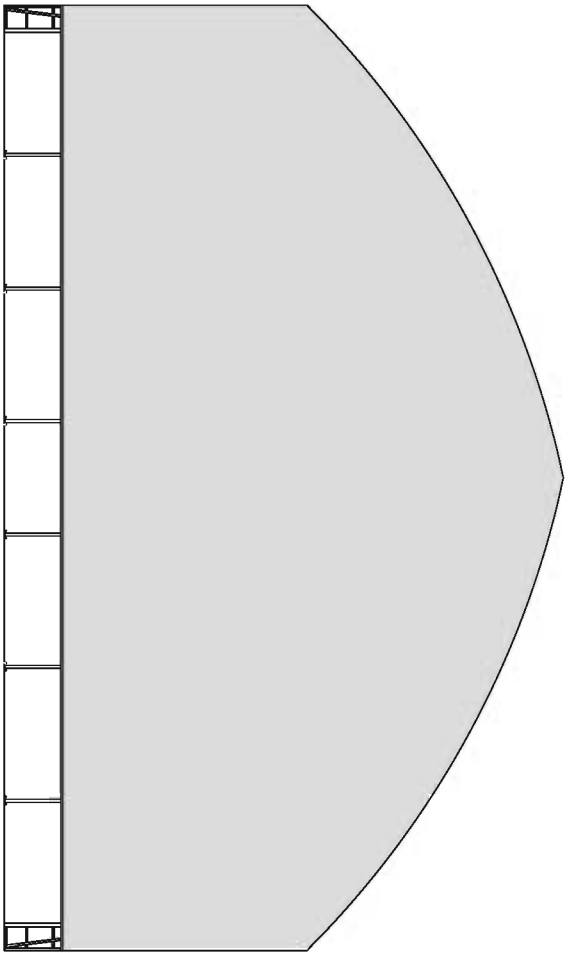
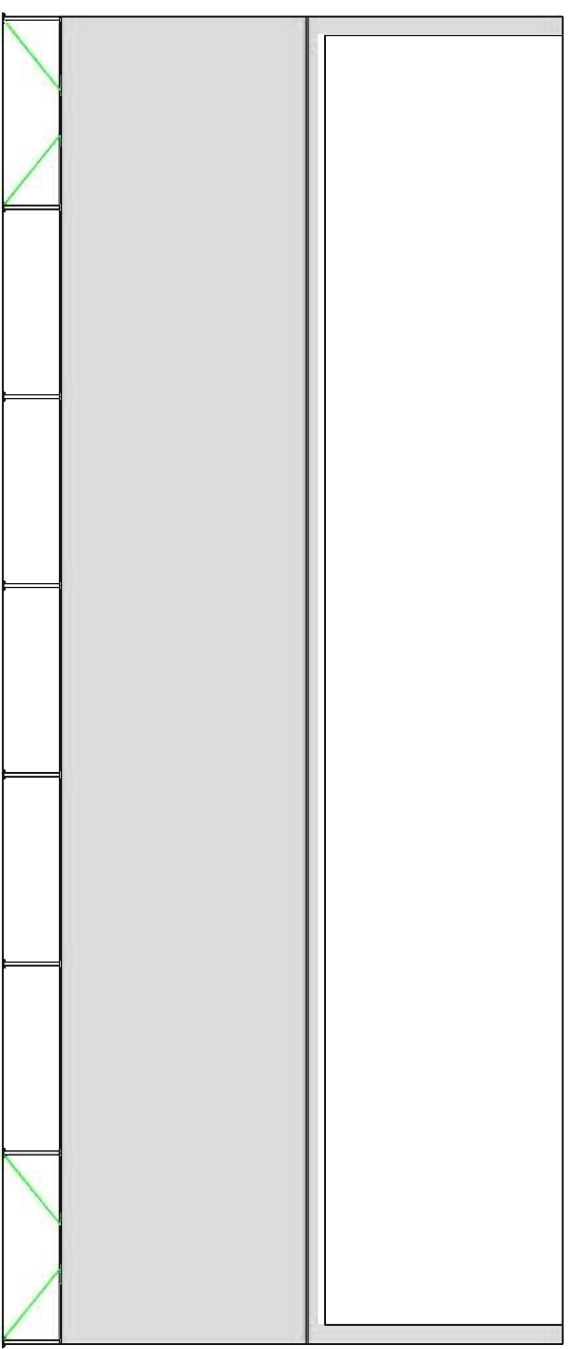
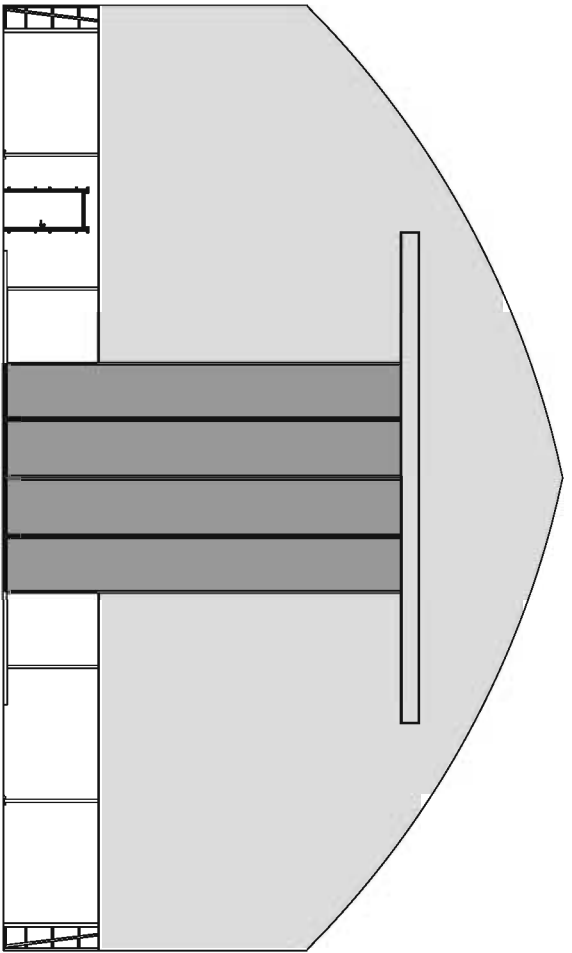
WIND BRACINGS

W16: M4, TR, 1713/16/4, V12
W18: W16 - NOT TURN BUCKLE SCREW - MIN SQUARE
Ø12: W16 - MIN TURN BUCKLE SCREW - MIN SQUARE
Ø16: W16 - MIN TURN BUCKLE SCREW - MIN SQUARE
Ø18: W16 - MIN TURN BUCKLE SCREW - MIN SQUARE

QUALITY OF COVER

MINIPLAN H900
PVC - COVERED POLYESTER FABRIC
TUBO DITEK 2 / 2 BENDING
TYPE OF APPROVAL: SP 2882/80
COLOUR CODES:

GABLES AND SIDES: GREY 820
ROOF SECTION: TRANSLUCENT WHITE 090



ELEVATION, GABLE

ELEVATION, SIDE

PRELIMINARY DRAWING

DUDLEY SALT BARN

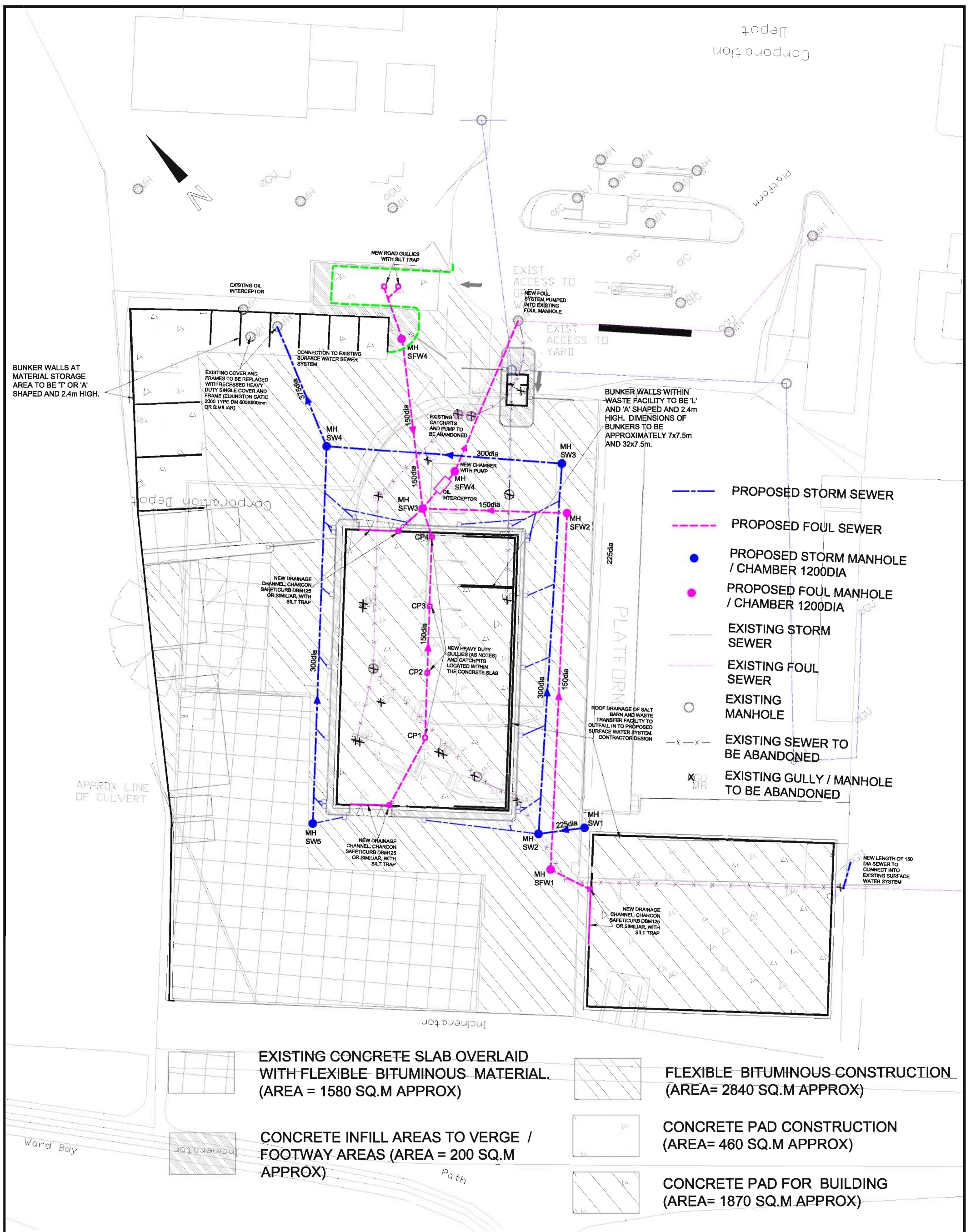


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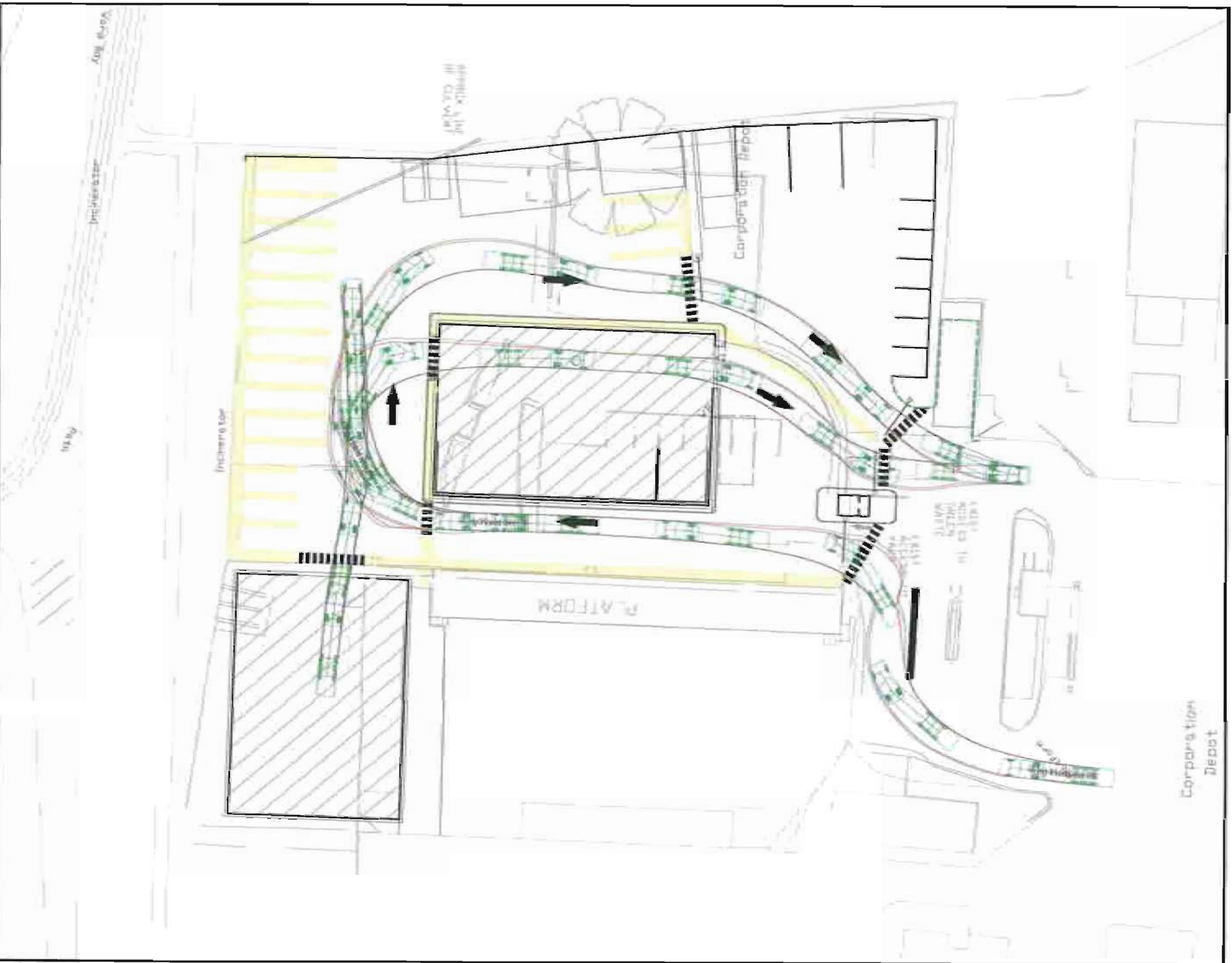
AW-HALL

25x35x8

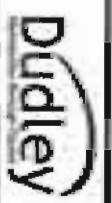
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A1-1463-1



Council House Mary Stevens Park Stourbridge West Midlands DY8 2AA.				DIRECTORATE OF THE URBAN ENVIRONMENT	
Project Title: SALT BARN AND GREEN WASTE FACILITY, LISTER ROAD DEPOT PRELIMINARY DRAINAGE & CONSTRUCTION PLAN			Drawing No.: CE/GT-012/002		
Drawn By: MDB	Checked By: RM	Revision No.: 0	Date: 1st February 2012	Scale: 1:500 @ A3	



Client Name
 Mory Stephens Ltd
 21/10/11
 078 334 1111



DIRECTORATE OF THE
 URBAN ENVIRONMENT

Project Name
SALT BARN AND GREEN WASTE FACILITY, LISTER ROAD DEPOT
ARTIC VEHICLE TRACKING WITHIN SITE

Drawing No
 CE/GT-012/003

Drawn By	Checked By	Revision No.	Date	Scale
MDB	RM	0	1st February 2012	1:500 @ A3