19-26 Sanders Lodge Ind. Est.

Application for a Proposed Industrial Style Building for Material Storage

Supporting Planning Statement

Monoworld Recycling Limited
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Purpose and scope of the document
This supporting planning Statement has been prepared to accompany a planning application in respect of land at 19-26 Sanders Lodge Industrial Estate, Rushden, Northamptonshire.

It is proposed to construct an industrial style building for storage recyclable materials.

Currently, Monoworld Recycling Ltd occupies 19-26 Sanders Lodge Industrial Estate and is currently a site for processing and purchase/sales of recyclable materials. The company currently employs 65 staff. The proposal is to develop the current business by erecting an industrial style building for material storage.

Site Location
The application site is located in the Town of Rushden, approximately 25km East of Northampton, 9km east of Wellingborough and 19km south of Kettering. More specifically, it lies around 1km to the north of the town centre and 0.5km to the south of the A45. Monoworld Recycling Ltd. considers themselves to be ideally located within Northamptonshire’s Central spine which complies with Northamptonshire County Councils Minerals and waste Local plan Policy 11: Northamptonshire’s waste management capacity and policy 12 Spatial strategy for waste management.

Description of the Application site and its Surroundings
The application site is broadly rectangular in shape, measuring some 3.18 hectares in extent. It occupies the entire centre of the Sanders Lodge Industrial Estate. To the south of the application site lies areas of industrial and residential land. To the north lies further industrial land, contained by the A45. The application site also includes two access roads linking the site with the access point onto the industrial estate.

The north eastern part of the application site is occupied by 3 industrial warehouses and a two story office block, measuring approximately 120m in length by 40m width. The three warehouses are dedicated for the sorting, granulating, shredding and washing plastic materials, as well as baling. To the south and west of the building is a concrete yard area. Bisecting this hard standing is two single storey warehouses. One measuring approx. 25m by 35m and 7.5m to the eaves, which houses the sorting facility for metals. The second which spans 48m by 48m is used for the storage of recyclable materials. To the North of this building is the weighbridge area and further north is the car parking area, with space for 83 car parking spaces. It is proposed that the main material storage area of the site be developed for the Building.
The application site is bounded by a combination of 2m high steel palisade fencing and brickwork of the three main warehouses. The site is completely encompassed by a service road which also services all of the neighbouring industrial units.

**Topography**
The application site is relatively even and level. The southern edge of the concrete pad lies at between 59.07m and 59.09.5m AOD (Above Ordnance Datum) but rising to around 65.42m AOD at the most southern edge. To the north of the site lies around 59m AOD of the concrete pad, then begins to slope off to 56.3m AOD in the main car parking area. By the most northerly part of the site, the topography lies at approx. 55.7m AOD. See Topography plans for full topographical details.

**Land Use**
The total site is designated as a B2 land use which is general industrial and B1(a) office area. The area supports Northamptonshire County Councils Minerals and waste Local plan Policy 16: Industrial area locations for waste management uses.

**Economic Considerations**
The application site is already used for waste management purposes and the current application has been designed in order to contain materials. Monoworld Recycling Ltd. has been developing the site in order to increase and improve the processing in the locality. Monoworld Ltd has invested £10 million in to recycling on site in order to sort, flake and wash the recyclable materials, hence the reason for the application for an additional building.

**Operation**
The purpose of the building is to bridge the gap between the building for incoming waste, process and storage areas. Material will be brought into the storage areas where it can be transferred to the process areas when required. Through processing the material will be separated and waste items removed. The material can then be baled and stored inside the building pending collection from site. Figure one below briefly demonstrates this. Please note that this figure is for demonstration purposes only.
Fig. 1. – Diagram showing the intended use of the proposed building
Drainage
The existing drainage on site has been designed to cater for the whole site and has the capacity to cope with any development on site. The building will replace the drainage from the existing hardstanding and will be connected directly to the existing surface water drainage on site to remove any surface water into the site's internal drainage system before entering the general sewerage system. The report accompanying this supporting planning statement explains in detail how the rain water from this building will be managed to prevent a potential contribution to flooding.

There will not be any foul drainage system incorporated into the building.

Noise
The proposed industrial building will not increase the noise levels of the surrounding environment as there will be no plant or machinery being installed in the building. Furthermore, it is anticipated that the building will act as a barrier and block sounds from other activities on site thus reducing the noise levels at neighbouring boundaries.

Dust
The proposed development will not alter the current dust levels on site, the current dust levels are low and it is expected that these low levels will continue to be low or be lowered further.

Pests
It is anticipated that the proposed development will improve the monitoring and management of any pests on site. Monoworld Recycling Ltd operates a pest control plan agreed with the Environment Agency to ensure that the on-site processes do not give rise to pests. This plan is implemented by the Site manager and Technically Competent Manager. The proposed building would allow us to operate effective pest control techniques that would not be available to use in the open air, should there be the requirement. The plans have been consulted by an entomologist who has suggested that vented cladding will keep the temperatures inside the building ambient with outside temperatures and help to reduce moisture both elements which are required for suitable fly breeding conditions. Netting will be installed to the inside of the vented cladding, to prevent the escape of flying insects.
Transport

The proposals will not increase the currently permitted HGV movements. The additional building is being requested to cater for indoor material storage. Monoworld believes that their current developments also fulfil the Northamptonshire County Councils Minerals and waste Local plan Policy 23: Encouraging sustainable transport, as the proposed development will allow material to be stored inside and prevent material from becoming waterlogged. This would prevent wasting resources from transporting moisture which could be present in material stored externally.

Construction

The building will be constructed on site in stages. Each pillar will be installed using lifting equipment and bolted to the ground using fixing bolts drilled into the foundations. Each cladding panel will be installed in between two pillars using lifting equipment, fixed into place by support braces. The same will be carried out to the roofing. This process will be repeated until the required dimensions are met. The ground will be the original concrete hardstanding 200mm thick.

Construction Management

During the construction period, the area for development will be cleared of all materials; the subcontractors appointed to supply and install the building will be responsible for the area of construction whilst the work is being carried out. Vehicles will be limited to access the site from the eastern entrance and material will be brought on site in stages to prevent any blocking of access/ traffic to the site/estate. All vehicles will be unloaded on site and onto concrete hardstanding, therefore there will be no dust/mud arising from vehicle movements onto/ off site. Vehicular access will be granted from our eastern access only for construction vehicles. All other vehicular access will be through the main entrance. Vehicles will enter the site and turn around on site ensuring that they exit the same way in a forward moving gear.

Landscaping & Views

The proposed building has been positioned between two current buildings at the bottom of a 4m slope. The proposed building will not exceed the height of the current buildings and will be carefully designed to blend in with the surroundings to ensure built development is of a design and layout that has regard to its visual appearance in the context of the defining characteristics of the local area. The purpose of the proposed building is to store all materials currently stored in the main storage area under cover, meaning that materials will no longer be visible from the roadside which will have positive impact on the landscaping and views. The design supports Northamptonshire County Councils Minerals and waste Local plan Policy 27: Layout and design quality.
Lighting

The proposed building will contain three small external floodlights which will be recycled from the in situ buildings. The floodlights will be positioned along the southern perimeter of the building so as to illuminate the external perimeter of the building if area is in use. Lights will only be in use when operations require them to be and when area is not in use, the lighting will be switched off. Lights will be pointing down towards the ground to ensure that light is directed only on the intended ground and there is no light escape.

Odour

The proposed development will help to reduce any potential odours by storing the products in side. The material due to be stored in the proposed building will already have an insignificant amount of odour and the vented cladding proposed will prevent material from getting to a temperature which would be likely to cause odour.
PROPOSED BUILDING OVER EXISTING YARD

SANDERS LODGE INDUSTRIAL ESTATE, RUSHDEN

DRAINAGE STATEMENT

Client: Monoworld Recycling Ltd

Prepared By: Richard Jones

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INTRODUCTION

1.1 Purpose of Document

David Smith Associates have been commissioned on behalf of Monoworld Recycling Ltd to describe the surface water drainage proposals in relation to the construction of new buildings at Sanders Lodge Industrial Estate, Rushden.

1.2 Site Location

The site is located in the west of Rushden, in the central island area of the Sanders Lodge Industrial Estate.

1.3 Development Proposals

It is proposed to erect new buildings to span over areas of external concrete surfacing and access roads.

It is also proposed to improve the efficiency of operations on the site in relation to the use of water required for the processing of recyclable material.

1.4 Existing Drainage

The existing external concrete surfacing and access roads drain to a system of road gullies which discharge to two below ground surface water drainage systems on the site.

The drainage systems discharge to main off site sewers at two locations. One to the north and one to the west.

Surface water flow rates and volumes to the main off site sewers are currently unrestricted.

It is understood that the main off-site sewers eventually discharge to watercourses adjacent to the A5001 Northampton Road, north of the site.
1.5 Proposed Drainage

The proposed building shall cover areas of the existing concrete yard making the drainage of the ground level under the new roof area unnecessary.

It is proposed to make use of rainwater from the roofs of the proposed building. This shall be re-used within the buildings as part of the initial wash process of recyclable material.

The demand for water for the wash process is currently 5000 litres/hour (1.39 l/s). This is a 24 hour process carried out every day of the year. At present, this relies on mains supplied potable water which after use discharges into the foul water drainage system under a Trade Effluent Licence with Anglian Water.

The use of recycled rainwater will reduce the flow rate and volume of surface water flowing into the main surface water sewers to the north and west of the site, and reduce the demand for fresh potable water.

There shall be no additional burden on the foul water drainage system or sewage treatment plant.

The design of rainwater recycling tanks is subject to detailed design. This shall aim to maximise the roof area draining to them and therefore the quantity of water they can store for re-use. The tanks shall incorporate overflow facilities so that in the event of an extreme storm event exceeding the capacity of the tank, surface water shall drain back to the below ground drainage systems as per the current situation.

Existing drainage of external areas affected by the position of the new building shall be adjusted. For example, gullies relocated to positions outside of the building where these would be covered.

2 CONCLUSION

The proposed development does not create any additional impermeable area over the site.

It is proposed that surface water shall be re-used for industrial processes, reducing the volume of surface water entering watercourses via drainage systems, and reducing potable water supply demands.

As a result, the development is considered to provide a Sustainable Drainage System that reduces flood risk.
APPENDIX A

Outline Drainage Plan