19-26 Sanders Lodge Ind. Est.

Proposed Application for an Industrial Style Building for Material Storage and Processing

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 of materials and processing 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 21 staff. The proposal is to develop the current business by erecting an industrial style building for material storage and processing.
The Applicant
Monoworld Recycling Ltd is a recycling company that has helped to improve the environment through the recycling and reprocessing of a variety of materials, diverting them from potential landfill for over 13-years. The Northamptonshire site has been operating since 2011.

The company operates out of a recycling facility in Rushden, Northamptonshire, which processes pre-segregated recyclable materials. Industrial processes are employed to shred and granulate hard plastics and to compact (bale) loose materials. Monoworld Recycling Ltd also has two state of the art sorting facilities which process metals and plastics to produce a quality recyclable product. The site is currently permitted to process 245,000 per annum and generally trades in plastics, fibre and metals.

The applicant is keen to maintain the business in Northamptonshire working within the law, EA guidelines, planning conditions and with consideration to the local community. The company turns over £11M and employs 21 people.

The company is accredited with ISO9001 and ISO14001 for Quality and Environmental systems and have appointed Citation as their 3rd party Employment Law and Health and Safety advisors. The company is accredited to the Safe Contractor accreditation. The applicant has an Environment Agency (EA) Permit, EPR/GB3531AJ for which the site is audited regularly by an EA officer and has its own Certificate of Technical Competence holder on site.

Context

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 Core waste Strategy Policy CS2: 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 storey 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 a single storey warehouse measuring approx. 25m by 35m.
and 7.5m to the eaves, which houses the sorting facility for metals. 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 land between the car park area and the northern hard standing 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 appendix 5 & 6 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.

**Land Use Designations**
The application site is not directly affected by any national land use designations. Monoworld Recycling Limited believed that this complies with Northamptonshire County Council’s Core Waste Strategy Policy CS14: Addressing the impact of proposed minerals and waste development. It considers the minimisation of environmental impact and protecting Northamptonshire’s key environmental designations and protecting natural resources or ensuring that any unavoidable loss or reduction is mitigated.

Within the surrounding area, consideration has been given to land use designations within a radius of 1km from the centre of the site based on information held on the MAGIC database. Within this area of search there are no:

- Special Protection Areas
- Special Areas of Conservation
- RAMSAR sites
- Sites of Special Scientific Interest
- Scheduled Monuments
- Registered Parks and Gardens
- Registered Battlefields
- National Nature reserves
- Local Nature Reserves.

**Economic Considerations**
The application site is already used for waste management purposes and the current application has been designed in order to contain materials and to house shredding and grinding equipment. 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.

**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 existing hard standing which will be designed to remove any surface water in exactly the same manner as the hard standing would have. The surface water will be fed down into the sites internal drainage system which will be intercepted before entering the general sewerage system.

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 significant 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 pests on site. Monoworld 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.

**Transport**
The proposals will not increase the currently permitted HGV movements. The additional building is being requested to cater for materials following the introduction of the sorting plant. Monoworld believes that their current developments also fulfil the Northamptonshire County Councils Core Waste Strategy policy CS9 Encouraging sustainable transport Movements, as they are employing techniques to reduce volume and increase weights of materials by shredding and baling materials.
**Landscaping & Views**

The proposed building has been positioned near the car park and adjacent to the main office block and warehouses so as to minimise the effects on the local surroundings. The two outward facing sides of the buildings are surrounded by dense shrub land and trees therefore minimising the impact it will have on neighbouring properties. The colour of the proposed buildings 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, as per Northamptonshire County Council’s Core Strategy CS14 policy. There will also be no change in the current access to the site which also supports CS14.

**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 be processed material which will mean that there will already be an insignificant amount of odour.