19-26 Sanders Lodge Ind. Est.

Proposed Application for the Installation of Barrier Walls for Health and Safety and Insurance Purposes

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 NN10 6BQ.

It is proposed to install barrier walls as per the appendix 4 - detailed site plan, for health and safety and insurance purposes.

Currently, Monoworld Recycling Ltd occupies 19-26 Sanders Lodge Industrial Estate and is currently a site for processing of recyclable materials. The company currently employs 21 staff. The proposal is to create barrier walls for Health and safety and insurance purposes.

**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 its self 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 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 in the most southern corner 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.

**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

**Purpose of Barrier Walls**
The purpose of the barrier walls is to provide a barrier between the material storage area and the neighbouring buildings to provide protection of the buildings and surroundings in the unlikely event of a fire. The walls have been designed to a height of 5m so as to supersede the height of the material height by 1m. The barriers have been located 1.2m from the sides of the buildings to provide a natural walkway to protect pedestrians from mobile plant and vehicle movements as per the HSE’s advice.

**Materials**
The barrier walls will be constructed with two types of materials. The pillars will be constructed from steel columns (254-146-31) which will be bolted to foundations, dug into the ground (see elevation plan). The panels will be constructed from reinforced concrete and will be positioned horizontally inside the steel column with a steel retaining angle to provide a fixing for the panel.

**Construction**
The barrier walls 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 concrete panel will be installed in between two pillars using lifting equipment, fixed into place by steel angle, bolted to the steel pillar and concrete panel. This process will be repeated until the required dimensions are met.

**Construction Management**
During the construction period, the area for development will be cleared of all materials; the subcontractors appointed to supply and install the barrier walls 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 main 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.
**Economic Considerations**
The application site is already used for waste management purposes and the current application has been designed for health and safety and insurance purposes. Monoworld Recycling Ltd. has been developing the site in order to increase and improve the processing in the locality. Monoworld Recycling Ltd has invested £10 million in recycling on site in order to sort, flake and wash the recyclable materials, hence the reason for the barrier walls for health and safety and insurance purposes.

**Landscaping & Views**
The proposed barrier walls have been positioned alongside the neighbouring buildings at a height which will not have a negative impact on the landscaping as the buildings are higher than the proposed fire walls. This supports Northamptonshire County Councils Minerals and waste Local plan Policy 27: Layout and design quality.

**Vehicle movements**
Other than the initial vehicle movements of installing the barrier walls, the development will not increase current permitted vehicle movements as per Northamptonshire County Councils Minerals and waste Local plan Policy 22: Addressing the impact of proposed minerals and waste development.