19-26 Sanders Lodge Ind. Est.

Proposed Application for the Installation of a double walled stainless steel flue, 500mm diameter and 1500mm from roof level

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 a twin wall 500mm stainless steel flue which will rise 1500mm from roof level in an existing building.

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 install a flue for a gas powered boiler.

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 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 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 the Flue**
The purpose of the flue is to provide a means of extraction for the boiler we intend to install. The purpose of the boiler is for heating water which will be used in cleaning the materials.

**Materials**
The flue will be a double walled stainless steel flue which will be 500mm in diameter and 1500mm in height.

**Construction**
The flue will be constructed off site and brought to site as a single unit. The flue will be installed onto the roof during the installation of the boiler. It will be necessary to remove a small part of the roof in the installation of the flue.

**Construction Management**
There will be no major requirement for construction management. The boiler and flue are being installed into a currently vacant part of the building. The area will be cordoned off and will be the responsibility of the contractors who are arranging the installation to take responsibility for the area.

**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 to recycling on site in order to sort, flake and wash the recyclable materials, hence the reason for the flue, for a gas powered boiler.

**Landscaping & Views**
The proposed flue will be situated from roof level of a building situated at the southern corner of the main warehouse (detailed on appendix 3 Site plan). The flue will raise 1500mm from a height of 7500mm and will have a diameter of 500mm (see Appendix 4 – Elevation). The design supports Northamptonshire County Councils Minerals and waste Local plan Policy 27: Layout and design quality.
Vehicle movements

Other than delivery of the parts, this installation will not create any increase in currently permitted HGV’s