19-26 Sanders Lodge Ind. Est.

Proposed Application for an 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 21 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 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.
**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 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 ground comprising of part concrete and part loose stone which will be designed to remove any surface water into the sites internal drainage system 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 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 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.

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 replaced by 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 entrance nominated on the site plan 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.

Landscaping & Views

The proposed building has been positioned at the bottom of a 6m slope from the roadside adjacent to the smaller warehouses so as to minimise the effects on the local surroundings. 6meters of the building would be hidden to public view by the difference in topography and only a maximum of 2m to the apex would be visible from the service road. 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. The design supports Northamptonshire County Councils Minerals and waste Local plan Policy 27: Layout and design quality.

**Odour**

The proposed development will help to reduce any potential odours by storing the products inside. The material due to be stored in the proposed building will already have an insignificant amount of odour.