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**PROPOSED STORAGE AND PROCESSING BUILDING**

**MONOWORLD**

**PLOTS 19-26, SANDERS LODGE INDUSTRIAL ESTATE,  
RUSHDEN, NORTHANTS**

**PLANNING STATEMENT**

Client:	Monoworld
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## **1. EXISTING SITE**

- 1.1.1 Sanders Lodge Industrial Estate, Rushden is an area in the northwest of the town set aside for general industrial use. This is a waste location under Northamptonshire Minerals and Waste Local Plan (NMWLP) Policy 13, and is an Industrial area location for waste management uses.
- 1.1.2 Functional large industrial buildings, service yards and car parks form the streetscene, with no notable heritage or landscaping.
- 1.1.3 Monoworld Recycling Ltd occupies 19-26 Sanders Lodge Industrial Estate, Rushden. This is an industrial site of B2 land use. The site is approximately 3.12 hectares in area.
- 1.1.4 The current site operations are the processing, storage and onward distribution of recyclable materials.
- 1.1.5 Vehicular access is available at the west and east of the site, from the loop road of Sanders Lodge Industrial Estate.
- 1.1.6 At the northeast of the site are three industrial warehouses and a two storey office block, measuring approximately 120m in length by 40m width. The three warehouses are dedicated for the processing of plastic waste materials.
- 1.1.7 Elsewhere on the site are two single storey warehouses. One measuring approx. 25m by 35m which houses a sorting facility for metals. The second which spans 48m by 48m is used for the storage of recyclable materials.
- 1.1.8 In the west area of the site is the main access, weighbridge area, and car parking with space for 83 car parking spaces. The number of car parking spaces is as a result of previous uses and staffing requirements of the site, prior to the current ownership and use.
- 1.1.9 The remainder of the site is laid out as concrete hardstanding areas, for storage and vehicular movements. The site is bounded by palisade fencing.
- 1.1.10 A planning application was previously submitted for this site, 16/02275/NCC. Permission was given for this but was not taken forward. This current application is for a similar development.

## **2. PROPOSED DEVELOPMENT**

### **2.1 Scale and Appearance**

- 2.1.1 The overall development area within the overall site is 0.377 ha.
- 2.1.2 It is proposed to construct a new 'L' shaped building for the storage and processing of plastics. The main side is 50m in length by 25m in width and 10.0m height to eaves. The shorter side is 30m in length by 15m in width and 10.0m height to eaves. The building shall be of a similar style and use to the two existing storage buildings on the site. The proposed building is of a similar size, or smaller, to similar buildings nearby on the industrial estate.

- 2.1.3 The proposed building is functional and industrial in appearance, which is in keeping with the use of the surrounding area and will provide no negative visual impact.
- 2.1.4 The proposed building will require limited external floodlights to the front operational area. Lights will only be in use when operations require them to be. When the 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 operational area and there is minimal light escape.

## **2.2 Use**

- 2.2.1 The building shall be for the storage and processing of baled recyclable waste.
- 2.2.2 The new processing and storage capacity will reduce the requirement for waste materials to be stored long term in external areas. It is a continuation and enhancement of the existing waste management site. This meets with NMWLP Policy 10.
- 2.2.3 With reference to the NMWLP, the site is located in area WL19. The existing waste management facility is suitably located in terms of the spatial strategy under NMWLP Policy 11.
- 2.2.4 The proposed enhanced facilities meet the development criteria for waste management facilities under NMWLP Policy 12. This is primarily achieved by acknowledging that this development is a relatively small scale enhancement on the larger, established waste management site.
- 2.2.5 Facilities for staff welfare are provided in existing buildings on the overall site.
- 2.2.6 The existing palisade fence to the site boundary is satisfactory for security and is to be retained.
- 2.2.7 Solar Panels are proposed for the roof of the buildings, to help generate some, or all, of the energy requirements for the building.

## **2.3 Access**

- 2.3.1 Vehicle and pedestrian access into the development site shall be via the entrance at the west of the site, which shall remain unchanged. The proposed building is only an enhancement of existing operations and no increase in traffic movements to and from the site are proposed.
- 2.3.2 Vehicular access and manoeuvring to the new building and around the overall site shall be via existing concrete roads and wide concrete paved areas. These are suitable for the loadings and turning requirements of HGV's. The main entrances to the building are to the front/east elevation, which allows spacious access.
- 2.3.3 There is provision for 50 parking spaces which are improved by inclusion of parking spaces for the disabled, electric vehicle charging points & bicycle stands.

## **2.4 Noise, Odour & Dust**

- 2.4.1 Existing buildings and external areas on the site already operate as waste processing and storage. No increase in the current noise level is proposed by the provision of the new building.
- 2.4.2 The provision of an additional building shall help to contain noise, odour and dust that would otherwise be located in external areas.

## **2.5 Drainage**

- 2.5.1 The existing drainage on site, and the receiving sewer network, has been designed to cater for the whole site and has capacity for any re-development on the site. The building will replace areas of existing hardstanding and no increase in surface water flow rates or volumes is proposed.
- 2.5.2 No foul water drainage is proposed for the new building.

## **2.6 Ecology**

- 2.6.1 The site almost entirely comprises buildings and external hardstanding.
- 2.6.2 It is not considered that the trees have particular ecological merit or require protection. Due to the location of the site, ongoing site operations and development there are minimal opportunities or benefits for wildlife to settle in these areas.