Planning Statement:
Oracle Asbestos Solutions Ltd – Waste Transfer Station

Address:
13 Henson Way
Telford Way Industrial Estate
Kettering
Northants
NN16 8PX
Planning Statement:

After a review of finances and how much money was being spent on waste disposal through man hours, disposal and ultimately the environmental impact of extra miles driven, we looked at how best to make positive changes. We decided on an internal waste transfer station where the site operatives can drop off waste when they are collecting tools, equipment and other consumables to avoid extra traveling. The internal waste transfer station also allows for cost savings involved in a taking one large drop off rather than lots of small drop offs. This equates to roughly 1200 miles a year saved in mileage (from our office to the landfill only, this does not consider mileage from further afield, so the saving is likely to be a lot more with a minimum of 0.29 Tonnes of CO2 saved annually.

The Transfer Station will consist of railway sleeper barrier around the outside of the skip area that will be sealed with a rubber matting to ensure water tightness and impermeable pad. Steel plates will be installed on top of the rubber matting to protect and give a base for the skip to land. The drainage system will be gravity fed through an asbestos filter; clean filtered water will enter the rainwater drainage system. At no point will fluid containing waste be disposed of inside the skip meaning that no trade effluent containing fluids will enter the drainage system.

This Planning Statement has been created in conjunction with the Northamptonshire Minerals and Waste Local Plan (2017) Policies 10,12,13,18 and 19. In particular and where necessary.

Policy 10 – By bulking our waste collection together through creation of a Waste Transfer Station we are planning for the future to create a more sustainable way to dispose of waste.

Policy 13 – The proposed site will be within the WL13 Area. The site will not hook up to local sewage system. Rain water will enter the rain water run off drain after filtration to eliminate any potential asbestos fibres being present, this is extremely unlikely as all waste is double bagged as per CAR Regulation 2012. There will be no liquid waste deposed of within the Transfer Station.

Policy 18 – We don’t believe there to be a detrimental on:

1. Protecting Northamptonshire’s natural resources and key environmental designations.
2. Avoiding and / or minimising potentially adverse impacts, such as air emissions (including dust), Odour, Bioaerosols, Noise and vibration, Vermin and pests, Birdstrike, Litter, Land use conflict and cumulative impact.
3. Impacts on flood risk.
4. Ensuring built development is of a design and layout that has regard to its visual appearance in the context of defining characteristics of the local area.
5. Ensuring access is sustainable, safe and environmentally acceptable.

Policy 19 –

Transport – due to the nature of the transfer station it does not require any fixed plant to be based on site. The transfer station will be serving internal waste only so will not create additional vehicle movements to site except for the skip lorry collection vehicle. The vehicle will service the skip approximately once every 4/6 weeks. The waste will be dropped at site by our own Mercedes Sprinter type vans with waste compartments.

This development allows for cost savings in both money and environment by reducing the number of trips to the local Landfill site based at Rushton.
There is no known impact on Local, National or International wildlife impact due to the location of the site.

Diagram of skip area description:

(Not to scale).

Diagram below shows how the transfer station will look inside the yard area:
General Parking area for towable Decontamination Units and Vans. 1 gas storage unit and 1 x storage container.

Vehicular access – entrance and egress.

Not to scale. Scaled version attached separately.
Drainage point.

Gully for clean water from rainwater tank.

(Drainage system)
Access, vehicular and transport links:

Access to the site will be through the main gates into the rear car park where the skip waste transfer station will be situated (as shown in diagram and photos within this statement. We will not need to make any alterations to the access gate as this is currently wide enough to accommodate the size of vehicle required.

We do not anticipate a detrimental increase in vehicle movements from this development going ahead. Overall there will be a decrease in vehicle movements to the local Landfill site based at Rushton – Landfill (NN14 1QT). Our own fleet of Mercedes Sprinter size vehicles attend site regularly to collect tools, equipment and other supplies and would dispose of waste at this time.

There will be an increase of 2 vehicle movements per month/6 weeks from the skip lorry attending site to remove and replace the skip on site. This size vehicle is not uncommon on Henson Way/ Telford Way Industrial Estate and will not cause congestion on collection/replacement. Our next-door neighbours (StanAir) currently have skips collected regularly with no detrimental affect on vehicle movements.
Entrance and Egress gate.