Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Scope of the Permission

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be implemented and maintained in accordance with the following approved documents and plans:

- Application forms dated 18 July 2019;
- Planning Statement received 5 August 2019;
- Location Plan received 5 August 2019;
- Transfer Station Layout Plan received 19 July 2019;
- Yard Area Plan received 19 July 2019;
- Environment Agency Flood Map for Planning dated 19 June 2019; and
- Floodplain Plan received 19 July 2019.

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

Operational Limits

3. The annual throughput shall not exceed 200 tonnes per annum of asbestos waste associated with the applicant’s existing business as defined in the application details.

Reason: To define the scope of the permission and in the interest of clarity, amenity protection and highway safety having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

4. No waste other than those waste materials associated with the applicant’s existing business as defined in the application details shall enter the site.

Reason: To restrict the waste types to those specified in the application in the interest of amenity and the environment having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

External Lighting

5. No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the Waste Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and existing external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and luminaire profiles. In addition a lighting contour map shall be submitted along with details of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity, ecology, site security and sustainability having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

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Complaints

6. In the event that any complaints related to the development regarding odour, noise, lighting and/or dust or other land use planning matters are received by the Waste Planning Authority from any sensitive receptor, and thereafter notified to the applicant, an assessment of the complaint shall be undertaken by the applicant. A report on the finding, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the Waste Planning Authority no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the Waste Planning Authority. The approved proposals shall be implemented in accordance with the agreed programme and shall be maintained thereafter.

Reason: In the interests of amenity protection having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

INFORMATIVE

1. This development will require a permit under The Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency. The Environment Agency advise the applicant to consider whether they can operate the site under a standard rules permit. More information on standard rule SR2008No9 (asbestos waste transfer station can be found here:


The applicant may wish to submit an Environmental Permit: pre-application advice form available from: https://gov.uk/government/publications/environmental-permit-pre-application-advice-form for more information.

Date: 04/10/2019

Signed

For Assistant Director of Environment and Planning

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