

**WOOTTON BASSETT: PROPOSED CONSTRUCTION AND OPERATION OF A WASTE
TRANSFER STATION, MATERIALS RECOVERY FACILITY AND A GREEN WASTE
COMPOSTING FACILITY AT PARK GROUNDS FARM, WOOTTON BASSETT,
FOR CRAPPER AND SONS LANDFILL LIMITED
(Application No. N.05.07023)**

Purpose of Report

1. To consider the application and to recommend that conditional planning permission is granted.

The Site

2. Park Grounds Farm is currently used for small-scale farming and as an inert and non-hazardous waste landfill.
3. The topography of the site is gently undulating clay vale landscape, characterised by medium sized fields, laid to pasture and surrounded by hedgerow and trees.
4. The site is accessed directly off the B4042 Brinkworth Road to the north of the site, with an internal haul road running the length of the eastern boundary. A spur, west, off this route leads to the application area where a small number of farm buildings, a house and assorted barns are located in a shallow fold in the landscape.
5. The landfill dominates the southern end of the farm and sits on an elevated plateau, but at a lower level to the B4042.
6. The site is secured by inclusive mesh fences on the northern and eastern boundaries which have been landscaped and by substantial steel-framed gates at the entrance off Brinkworth Road. The Withy Bed (A County Wildlife Site), a dense area of woodland, stretches for the predominant length of the western boundary and the M4 motorway directly abuts the restored landfill cells at the southern perimeter.
7. A public footpath and bridleway run along the far western edge of the site in roughly a north south direction.
8. A location plan is attached at **Appendix 1** and a site plan is attached at **Appendix 2**.

Planning History

9. In brief the planning history of the site is as follows:

<u>N.90.0703</u>	Planning permission was granted for the extension of the landfill to incorporate waste from the construction industry.
<u>N.93.1484</u>	Planning permission granted for the extension of the landfill to form a noise barrier.

N.99.2213 Planning permission granted for an extension of time for a limited period to landfill with commercial and industrial waste.

N.05.07005 Planning permission granted for the extension of the landfill site to form a noise barrier without compliance with Condition 3 of the planning permission N.99.2213 [extend period of operation by a further five years until 2010].

Proposal

10. Permission is sought for the construction and operation of a waste transfer station; materials recycling facility (MRF) and a green waste composting facility, on an area of land approximately 5.93 hectares, at Park Grounds Farm.
11. The application site would be divided into three areas that would deal with the importation and recovery of 30,000 tonnes of inert and green waste per annum.
12. Recoverable and reprocessed material would be exported and/or used for site restoration work. Residual waste [that could not be recycled in any of the three facilities], necessarily, would continue to be landfilled on site until the permission for the facility expired, at which time any residual waste from the proposal would be taken to an appropriate local waste management facility.

The MRF and Waste Transfer Station

13. The application site is currently utilised as a yard with a farmhouse and assorted barns. The proposed MRF and waste transfer station would be located in the existing yard and would make use of the two largest barns that are located directly opposite the farmhouse.
14. The largest and main barn would be raised 6 metres in height to accommodate the operational requirements of the MRF, but the other buildings on site would remain unchanged. The existing farmhouse would continue to be utilised as an office and welfare facility.
15. The entrance and egress to the site would circulate in a one-way direction from the north east/south west spur off the main haul road and would be surfaced with hardcore.
16. All inert and non-hazardous waste would be brought to the site by heavy goods vehicles (HGVs) and it is estimated that in conjunction with the green waste composting facility, the site would potentially generate 48 vehicle movements per day [24 loads].
17. All non-hazardous waste would be brought to the MRF facility via an internal reception area where it would be roughly sorted using a front-ended shovel. After processing the recycled materials would be stored in skips within the MRF facility for export.
18. Between the farmhouse and the MRF it is proposed that a 50 tonne weighbridge would be installed. All vehicles entering the site would use a wheel wash facility and would be required to pass over the weighbridge when entering and leaving the site.
19. Timber items of suitable quality would be taken to the composting yard in order to be shredded. A quarantine bin would be located in the reception of the MRF, to receive any material not suitable for recovery, which would then be disposed of in the existing landfill or off-site at a specialised licensed landfill.

20. Inert waste would be transported to an area to the west of the weighbridge where soils would be recycled using a screener and the recovery of aggregate and hardcore would require the use of a crusher. Stockpiles of screened and crushed materials would be stored here. Screened topsoil would be accrued in the adjacent barn, along with other operational equipment when not in use.
21. The MRF and waste transfer station would operate on impermeable concrete bases, with any run-off draining to existing ditches.

Green Waste Composting

22. The composting facility would be developed on land, which is currently heavily grazed grassland, immediately to the north-east of the MRF and waste transfer station.
23. The composting yard would operate on a concrete hardstanding that would provide the base for the windrows and an associated balancing pond and drainage ditch.
24. Green waste would be brought to a reception area, before being shredded and stored in windrows to mature. The windrows would require weekly turning, for a period of between 12-14 weeks, in order to ensure sufficient drying of the material. When the material was mature it would then be screened before being stockpiled and moved to the MRF for transport off site.
25. Any compost produced that would not be of suitable marketable quality would be converted to a turf-growing medium by mixing it with screened topsoil and spread on the surrounding land. It is proposed that 20 hectares of turf per annum would be harvested for export from this process.
26. Areas used for sorting and storing all green waste would be drained to sealed sumps. A 'sheep-dip' style wheel wash would be located in a sealed unit at the junction of the entrance to the farmyard.
27. The entrance and egress to the site would utilise the same spur of the internal haul road as the other waste management facilities.
28. All three components of the development would be located in close proximity to each other and would be secured by dense pockets of mature vegetation. It is also proposed that the development would incorporate an extensive and substantial landscaping scheme, in order to provide an inclusive bund around, and separation between, the facilities.

Planning Policy

29. The following policies are considered relevant to this application:
 - W1, W3 and W4 of the Adopted Wiltshire Structure Plan 2011
 - 1, 2 and 5-10 of the Adopted Wiltshire and Swindon Waste Local Plan
30. All relevant planning policies are set out in the attached **Appendix 3**.

Consultations

31. **North Wiltshire District Council** – no objection.
32. **North Wiltshire District Council Environmental Health** – no comment.
33. **Wootton Bassett Town Council** – no objection.
34. **Environment Agency** – no objection, subject to the inclusion of a condition relating to surface water run-off limitation.
35. **English Nature** – no objection.
36. **Health and Safety Executive** – no comment.
37. **County Archaeology** – no objection.
38. **Countryside Section** – no objection.
39. **Highways Development Control** – no objection, subject to the inclusion of a condition relating to highway improvement.
40. **Rights of Way** – no objection.

Publicity

41. The application has been publicised by way of the press and by site notice. A neighbour notification exercise was carried out and five representations have been received. The material objections are outlined below:
 - Protection of Surface and Underground Water Sources
 - Highway Safety
 - Noise
 - Visual Amenity
 - Air Quality
 - Vermin and Litter
42. A copy of all representations will be available for inspection in the **Members' Room**.

Planning Considerations

43. The planning application proposes the operation and construction of a MRF, waste transfer station and a green waste composting facility. The main issues with regard to this application are:
 - Sustainable Waste Management
 - Protection of Surface and Underground Water
 - Air Quality
 - Litter and Vermin
 - Ecology
 - Visual Impact
 - Noise
 - Highway Impact

Sustainable Waste Management

44. Park Grounds Farm has been identified in the Adopted Wiltshire and Swindon Waste Local Plan as a “*Preferred Area*” for the location of “*outdoor composting and inert waste recycling*” to assist in meeting the waste management needs of the Plan area to 2011.
45. The proposed introduction of a MRF, waste transfer station and a green waste composting operation is considered to accord with the principles of sustainable waste management as the combination of waste management facilities at the site would lead to a greater volume of waste being re-used and recovered, thus ensuring a reduction in the annual volume of waste being deposited in landfill.
46. The proposal is therefore considered to support the objectives of the Wiltshire Waste Hierarchy and accord with the policies in the Adopted Wiltshire and Swindon Waste Local Plan.

Protection of Surface Water Sources

47. The Campaign to Protect Rural England (CPRE) and local residents have objected to the proposal on the grounds that the development would create an unacceptable impact on the water management of the area.
48. All built development tends to extend the area of impermeable ground, from which water runs-off rather than percolates into the ground. The countryside in the area around Park Grounds Farm has moderate rolling topography, with underlying clay subsoil that results in an intense, low-level drainage pattern.
49. The drainage system across the site, which incorporates the landfill, compromises three ephemeral streams which are all unnamed. All three watercourses flow only during and immediately after heavy rainfall, but both Stream 1 and Stream 2 have a history of over-flowing and saturating the surrounding land during these conditions.
50. Stream 1 rises north of the motorway embankment and takes storm water run-off from the M4. It passes through a culvert under the landfill access road and continues westward to its confluence with Stream 2 which lies 50 metres east of Lowgate Cottage. Stream 1 over-flows after heavy rain when water backs up beside the access road. The land that is inundated from time-to-time has low agricultural value (Grade 3) and there are no buildings in the vicinity. The grounds of Lowgate Cottage have been flooded infrequently [by Stream 2], but there is no evidence of the house being flooded.
51. The MRF, waste transfer station and green waste composting facility are neither within, nor close, to any area shown on the indicative flood plain maps as in danger of flooding. The Environment Agency has no objection in principle to the development, subject to the provision and implementation of a surface water run-off and limitation scheme to be submitted in combination with a drainage statement for the site.
52. It is considered that the proposed landscaping bunds would offer significant mitigation for any increase in run-off that would occur at the source and would also reduce the risk of sedimentation to the surrounding watercourses.

53. Composting can create leachate as a result of high moisture levels in the green waste and natural precipitation occurring during the composting process. In order to ensure that any liquids created in this way are contained and that no possible contamination enters and pollutes the local hydrological regime, the composting operation would be situated on an impermeable concrete base, with a drainage system that would be contained in a sealed run-off storage lagoon.
54. All fuels and toxic chemicals would be stored in a self bunded tank or bowser located in the south-west corner of the site on an impermeable concrete base. The area would drain separately via an interceptor and sealed sump in order to ensure that any potential pollution from these liquids could be controlled.
55. The development is not considered to present any adverse impact on the hydrological regime of the area.

Protection of Underground Water Sources

56. Local residents have objected to the proposal on the grounds that the development would create an unacceptable impact on the groundwater quality of the area.
57. The nearest watercourse exhibiting baseflow is "Thunder Brook" at Dovey's Bridge, which is roughly 500 metres south-west of the site. All three unnamed ephemeral streams confluence with Thunder Brook at Dovey's Bridge, but there is no element of groundwater discharge in or around the streams located at the farm site.
58. In order to secure the protection of this minor aquifer, the site benefits from being a considerable distance from Thunder Brook and the undulating topography in combination with the extensive vegetation at The Withy Bed that also forms a natural aid to the infiltration of water from the site. The proposed sealed drainage systems and extensive landscaping proposals will further mitigate any potential impact from the development on the hydrogeology of the area.
59. The underlying Oxford Clay at the site acts as a natural geological barrier impeding groundwater moving up through the clay or surface run-off percolating down to it. This low level of permeability ensures that if there were any fugitive discharge from the development that would have a negligible effect on the quality of the groundwater of the area.
60. The proposal does not involve any attempt to abstract water from any groundwater sources.
61. The development is not considered to present any adverse impact on the hydrogeology of the area.

Air Quality

62. The CPRE and local residents have objected to the proposal on the grounds that the composting operation would create an unacceptable impact on the air quality of the area.
63. Outdoor composting, the recycling of inert waste and high-levels of traffic movement have the potential to generate dust emissions. Additionally, the composting of green waste also has the potential to create a hazard from bio-aerosols [airborne bacteria and fungus spores] which are emitted into the atmosphere when the compost windrows are turned.

64. The prevailing wind is south-westerly, blowing along and up the valley towards the higher slopes and the town of Wootton Bassett. The near edge of the town is about 2 km from the site. The closest inhabited building – Lowgate Cottage - is approximately 490 metres from the nearest point of the farmyard, along a line perpendicular to the prevailing wind direction.
65. The Environment Agency requires a buffer zone of up to 250 metres between composting operations [of over 1,000 tonnes per annum] and dwellings or other occupied areas outside of the operators control to avoid exposure to bioaerosols. There are no sensitive receptors that fall within this specified threshold and the risk from bioaerosols is therefore considered to be negligible.
66. North Wiltshire District Council Environmental Health Officer did not object to the proposal, but given that there are residential properties within 1,000 metres of the site and a public footpath running the length of the western edge of the farm, recent guidance would suggest that the operations are not considered to be “remote”. In light of the topography of the site, the nature of the landscape, the effect of moderate valley slopes and exposed plateaus, it is considered that measures to mitigate the possible effects of dust emissions and blow are required.
67. The substantial landscaping already present at the site and the proposed landscaping bunds would help to mitigate for dust emission and blow, but a Dust Action Plan (DAP) has been conditioned as an appropriate tool to ensure that dust emissions are kept to a suitable level.
68. Composting is an aerobic process and the degradation of waste matter has the potential to create odour. However, the composting operation proposes to utilise green waste whereas odour is a more prevalent issue for those facilities which deal with putrescible [household] waste.
69. Furthermore, the windrows are considered to be sufficiently remote enough from the public highway and surrounding residential properties that odour is not considered to present a problem.
70. Regular cleaning and good management practices would further reduce any risk from odour and dust and would be regulated by the waste management licence.
71. The development is not considered to present an undue impact on the air quality of the area.

Litter and Vermin

72. The predominant stream of waste which would be received for recycling and recovery does not normally contain material which is easily windblown. However, any erroneous material of this type that did pose any potential nuisance [paper and plastic] would be contained by screens placed on the perimeters of the sorting areas. Additionally, site staff would inspect the boundaries of the site regularly and remove any litter that did occur.
73. The nature of the material that would be recovered, recycled and composted is not usually associated with attracting pests or vermin.
74. Regular cleaning and good management practices would further reduce any risk from litter and vermin and would be regulated by the waste management licence.

75. The development is not considered to present any adverse impacts from litter or vermin.

Ecology

76. The CPRE and local residents have objected to the proposal on the grounds that the development would create an unacceptable impact on the ecology of the area.
77. The application site supports populations of European-protected species (pipistrelle and brown long-eared bat and great crested newt). Additionally, it is also noted that a number of swallow nests were recorded during the survey of the farm buildings. Swallows are listed on the Amber list of Birds of Conservation Concern due to the decline in the UK breeding population and their unfavourable conservation status in Europe. Due to minor modifications to the proposal an Addendum to the Ecology and Nature Conservation Reports was submitted.
78. Previously, it was stated that the development would involve the demolition of a known bat roost and swallow nesting habitat. To reduce the impact on ecology and in particular the protected species present on the site, all buildings are to be retained and the two existing security lights at the farmhouse are to be removed and would not be replaced. None of the existing linear features such as hedgerows and ditches are to be lost and no established trees are to be removed. The proposal would involve the removal of a 1.5 metres section of the northern boundary hedgerow in order to facilitate the widening of the site's entrance and egress. In order to avoid the bird nesting season, the clearance would be carried out during the Winter months.
79. An area of heavily grazed grassland would be lost during the construction of the concrete hardstanding to provide the base for the composting yard and associated leachate storage lagoon, drainage ditch and wheel wash. Although the area that would be affected does not provide ideal terrestrial habitat for great crested newts, as it is heavily grazed by cattle, flat and is seasonally water-logged, its proximity to a known breeding pond dictates that a series of measures would be required in order to mitigate for the presence of these protected species.
80. These measures are subject to condition and have been endorsed for their biodiversity enhancement and nature conservation by English Nature and the County Council's Countryside Team.
81. The application is not considered to present an undue impact on the ecology of the surrounding area.

Visual Impact

82. Local residents have objected to the proposal on the grounds that the development would create an unacceptable visual impact to the amenity of the area.
83. There are no residential properties with short distance views into the site, so over-dominance and over-shadowing are not material considerations. However, there are a number of public views of the farm and access road from the public highway and from the bridleway and footpath that cross the site. From these vantage points, the predominant change in view that would be considered "sensitive" would occur as a result of the 6 metre height increase to the main barn in order to enable the operational requirements of the MRF.

84. The application site stands in a shallow valley with both north and south facing slopes being concave. The actual gradients on the slopes vary to some extent and would offer mitigation for any visual intrusion from the development by reducing the breadth of view commanded of the site from elevated receptors. The existing mature hedgerows that bound the site and the copse of trees that form the Withy Bed would further shield the development from long distance views into the site.
85. A Landscape and Visual Impact Assessment was undertaken. Although the sensitivity of the pedestrians using the bridleway and footpath is considered to be moderate, the magnitude of the impact is considered to be low owing to the potential to soften the extension of the building by re-enforcing the semi-rural nature of the landscape through additional planting works.
86. The retention of traditional farm buildings would also be aesthetically favourable and the proximity of the facilities to each other would ensure that the undulating topography and agricultural character of the site would remain intact.
87. The application has raised no objection from the County Council's Rights of Way Officer and the County Council's Landscape Officer and is not considered to present an undue visual impact on the surrounding landscape.

Noise

88. The CPRE and local residents have objected to the proposal on the grounds that the development would create an unacceptable impact on the amenity of the surrounding area due to noise.
89. The predominant sources of noise from the operations would emanate from the daily utilisation of a front-ended loader for handling the waste brought to the site. In addition to this a shredder, screener and crusher would be used intermittently.
90. A detailed noise assessment was submitted with the application and readings were taken from the nearest sensitive receptors outside of the immediate boundary of the site, Lowgate Cottage, Highgate Cottages and from several residential properties on Brinkworth Road.
91. The existing noise levels at these locations range from 45-50 dB, respectively and was dominated by the sound of traffic on the M4 Motorway.
92. The results of the noise assessment stated that the site benefits from the co-location of site plant in proximity to each other in that this arrangement would reduce the impact of road vehicle movements and operational noise. Furthermore, the site benefits from substantial landscaping, which would assist in attenuating noise emissions and act as an effective acoustic screen for those residential properties in the vicinity.
93. Consequently, it concluded that all operations at the site could be performed in isolation and cumulatively without noise levels exceeding the acceptable 55 dB recommended by *Planning Policy Guidance Note 24 - Planning and Noise* at each of the recorded receptors.
94. The application has raised no objection from North Wiltshire District Council Environmental Health Officer and noise is not considered to present a locally obtrusive impact on the amenity of the area.

Highway Impact

95. The CPRE and local residents have objected to the proposal on the grounds that the development would create an unacceptable impact on the highway serving the area.
96. The proposal would increase the amount of traffic along the access road and its junction with the B4042. Although the access road immediately south of the junction is wide enough for two lorries to pass, this is not possible at the junction itself. In addition to the existing radii being too tight, the kerb also shows signs of consistent over-running. In order to overcome this problem junction improvements to the existing hedgeline have been conditioned to be undertaken prior to the commencement of development.
97. The existing consent for the landfill permits a maximum of 100 imported waste loads per day which would attribute to 200 vehicle movements per day. The landfill operates at a significantly reduced level of movements than this and the application does not propose to exceed this level. It is predicted that the daily number of vehicles loaded with waste skips entering the site would average 24 HGVs, which would equate to 48 vehicle movements in total. This total of 48 vehicle movements per day would include 10 HGVs leaving the site with recycled material for export.
98. Brinkworth Road is not considered to be a busy thoroughfare and the proximity of the M4 motorway is considered favourable for the importation of waste and the transportation of recycled materials off-site.
99. The development has raised no objection from the County Council's Highways Development Control Team [subject to condition] and is not considered to present an unacceptable impact on the surrounding highway network.

Conclusion

100. The application has been considered in accordance with the Development Plan unless other material planning considerations indicate otherwise.
101. It is considered that the proposal accords with waste hierarchy cited in the Adopted Wiltshire Waste Local Plan due to the contribution made by each of the facilities to a greater volume of waste being re-used and recovered, thus ensuring a reduction in the annual volume of waste being deposited in landfill.
102. Having regard to the location of the development and the individual assessments on noise, visual impact, ecology, it is considered that there would be no adverse impact on the surrounding environment or human health that could not be mitigated by condition.
103. There are no material planning considerations that would justify a refusal of this application and it is therefore recommended that the proposal be permitted.

Recommendation

104. That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall commence within three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Operations or activities authorised or required by this permission shall be carried out and no vehicle shall enter or leave the MRF, waste transfer station and green waste composting operation other than during the following hours:

0700 - 1900 Monday - Friday
0700 - 1300 Saturday

No work shall be undertaken on Sundays or Bank Holidays

Reason: To protect the amenities of local residents and visitors to the area.

3. No development shall take place until a scheme and programme for the suppression of dust (Dust Action Plan) have been submitted and approved by the Waste Planning Authority. The scheme shall include inter alia:

- (a) The suppression of dust caused by the moving and storage of waste and other materials within the site.
- (b) Dust suppression on haul roads, including speed limits.
- (c) Provision for monitoring and review of the scheme.

Such evidence shall be implemented and complied with at all times.

Reason: To protect the amenities of the locality from the affects of any dust arising from the development.

4. During the permitted working hours, the Free-field equivalent continuous noise level attributable to the operation of the MRF, waste transfer station and green waste composting facility [both individually and cumulatively] shall not exceed 55 dB LA eq, at the nearest inhabited residential property.

Reason: To protect the amenities of local residents and visitors to the area.

5. All plant and machinery shall be properly maintained in accordance with the manufacturer's recommendations at all times and shall be fitted with and use effective silencers.

Reason: To ensure minimum disturbance from operations and avoidance of nuisance to the local community.

6. The Bat and Great Crested Newt Mitigation Strategy shall be implemented and complied with at all times in accordance with the submitted scheme stipulated in the Addendum to the Ecology and Nature Conservation Reports, dated October 2005.

Reason: To comply with the Habitats Regulations 1994.

7. No development shall take place until a planting scheme has been submitted to and approved by the Waste Planning Authority. The scheme must provide details of species to be planted on the site and their provenance, location, spacing and layout, ground preparation, method of planting, timing of planting, protection of plants and details of aftercare and maintenance. Such scheme must be implemented and complied with at all times in accordance with the agreed details.

Reason: The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interests of visual amenity and biodiversity.

8. All tree, shrub and hedgerow planting must be undertaken in the planting season (November-March) prior to hedgerow translocation.

Reason: To ensure successful implementation of planting scheme.

9. All existing trees, hedgerows and shrubs not scheduled for removal shall be retained and shall not be felled, lopped, topped or removed. All trees and shrubs on and immediately adjoining the site shall be protected from damage for the duration of the works and operations on the site. This shall be in accordance with the relevant British Standards (BS 5837:2005). In the event that trees become damaged or otherwise defective during such period, the Waste Planning Authority shall be notified within 7 days and a programme of remedial action shall be submitted for approval and thereafter implemented as approved.

Reason: In the interests of ensuring the continuity of visual amenity and biodiversity afforded by existing trees, hedgerows and shrubs.

10. There shall be no external stockpiling of non-inert waste or reclaimed materials within the site.

Reason: In order to protect the visual amenities of the area and to regulate the use of land.

11. Steps shall be taken to ensure that all vehicles leaving the site are in such a condition as not to emit dust or deposit mud, slurry or other detritus on the highway. Efficient means shall be installed, maintained and employed for cleaning the wheels and chassis of all lorries leaving the site.

Reason: To ensure that mud and other detritus is not carried onto the public highway in the interests of highway safety.

12. No development shall take place until a scheme for dealing with surface water run-off and site drainage has been submitted to and approved by the Waste Planning Authority. The scheme shall include inter alia:

- (a) Proposals for the limitation of surface water run-off.
- (b) Proposals for the treatment of foul or contaminated drainage or trade effluent.
- (c) Proposals for the storage of all polluting liquids/materials.
- (d) Provision of impervious bases for all waste operations.

Such scheme shall be implemented and complied with at all times.

Reason: To minimise the risk of pollution to surface and ground water.

13. Any above ground oil storage tank(s) or chemical storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid-tight bunded compound. No drainage outlet should be provided. The vent pipe should be directed downwards into the bund.

Reason: To minimise the risk of pollution to surface and ground water.

14. No development shall take place until details of any additional external lighting proposed at the site have been submitted to and approved by the Waste Planning Authority prior to their installation. Development shall be in accordance with approved details.

Reason: To minimise the nuisance and disturbance to neighbours.

15. No development shall take place until details of the design of proposed barn extension, building and the materials to be used have been submitted to and approved by the Waste Planning Authority. Development must be in accordance with approved details.

Reason: For the avoidance of doubt and in the interests of visual amenity.

16. No development shall take place until details of improvements to the junction of the access road with the B4042 have been submitted to and approved by the Waste Planning Authority. The junction should have a minimum width of 7.3 metres, together with radii of 10 metres. Development should be in accordance with approved details.

Reason: To ensure the site access is constructed with due regard to highway safety.

17. No material other than green waste (no kitchen waste or animal waste) shall be imported to or composted on the site.

Reason: For the avoidance of doubt.

18. No unprocessed green waste shall be stored outside of the composting reception bin area.
- Reason: For the avoidance of doubt and to regulate the use of land.
19. No unprocessed non-hazardous waste shall be stored outside of the MRF reception area.
- Reason: For the avoidance of doubt and to regulate the use of land.
20. There shall be no more than 48 vehicle movements (24 in and 24 out) to and from the site in any one day.
- Reason: In order to regulate the intensity of activity at the site in the interests of local amenity and highway safety.
21. Topsoil shall be stored in bunds not exceeding 3 metres in height. Subsoil shall be stored in separate bunds not exceeding 5 metres in height.
- Reason: To prevent loss or damage of soil or mixing of top soil with sub-soil.
22. All soil stockpiles intended to remain on site for more than six months shall be grassed over and maintained throughout the operational life of the permission.
- Reason: To protect the stockpiles from soil erosion and prevent the build up of weeds in the soil.
23. All tasks related to soil stripping, stockpiling and reinstatement should be carried out when the material is in a dry and friable condition.
- Reason: To prevent damage to the soil.

GEORGE BATTEN

Director of Environmental Services

Report Author

CHARLOTTE LEWIS

Senior Planning Officer

The following unpublished documents have been relied on in the preparation of this Report:

Consultation replies and correspondence.