Ace Liftaway Ltd
The Waste Centre
Yokesford Hill Industrial Estate
Belbins
Romsey
SO5 0PF

Variation of Condition 19 Application Consent 10/01992/CMAS

Date : October 2012

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Supporting Documents

AceVCon19 – Dust & Noise by Ace Liftaway

AceVCon19 – Dust & Noise Plan by Ace Liftaway

AceVCon19 – Cladding by Simpson Hilder Associates

AceVCon19 – Noise Report by 24 Acoustics

AceVCon19 – Rotary Atomiser Specification

1.0 INTRODUCTION

1.1 Ace Liftaway Ltd submit a planning application to vary Condition 19 of the Planning Consent 10/01992/CMAS which followed Planning Consent 07/01429/CMAS which granted permission for enlargement of recycling centre comprising of erection of a buiding, walls, hardstandings, remodelling of land levels, installation of plant and machinery, provision outside processing of concrete (crushing for 28 days only) and wood shredding, storage of inert screen materials, skips and portaloos and associated parking at Yokesford Hill Industrial Estate, Belbins, Romsey.

1.2 This Supporting Statement forms part of the application. The Statement should be read in conjunction with the following supporting documentation.

AceVCon19 – Dust & Noise (by Ace Liftaway)

AceVCon19 – Dust& Noise Plan (by Ace Liftaway)

AceVCon19 – Cladding (by Simpson Hilder Associates)

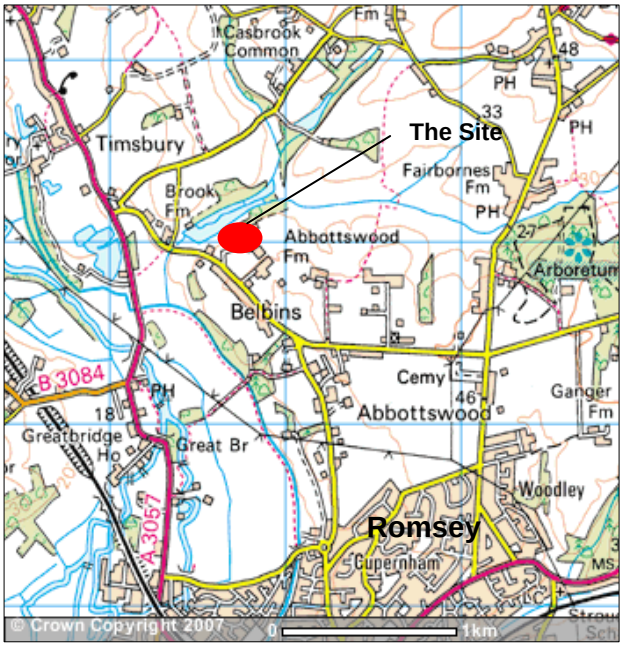
AceVCon19 – Noise Report (by 24 Acoustics)

AceVCon19 – Rotary Atomiser Specification

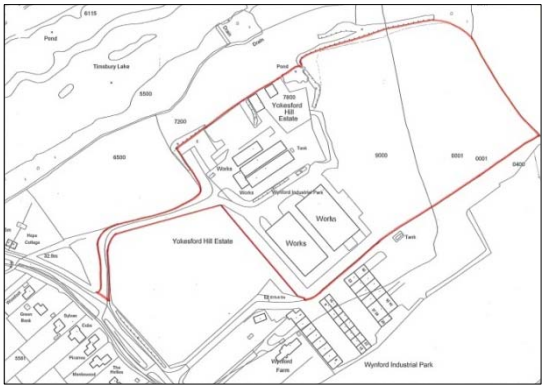
1.4 The Statement will examine the site's context, give a resume of the Company, detail the history and permitted uses and processes and explain the constraints Condition 19 will cause.

2.0 SITE AREA AND SURROUNDINGS

2.1 Yokesford Hill Industrial Estate lies on the far northern outskirts of Romsey, on the north side of Yokesford Hill, linking Braishfield Road with the A3057. The Estate, which was once part of a larger gravel pit, is set in a terrace on the slope of the valley of the River Test. It is screened from the public vantage point of the road, by being set below it with intervening screen vegetation and bunding in between.



2.2 To the southwest, above the site, is reclaimed land which has been returned to grass. Beyond this lies Yokesford Hill, some 160m from the site. Abutting the southeast boundary of the Estate, and on higher ground than the field to the southwest, is Wynford Industrial Park, which has been redeveloped and extended for B1, B2 and B8 uses. Immediately to the northeast of the Estate, there is a landfill site rising above the Estate, which has permission for the stockpiling and processing of soil, concrete, wood and storage of skips.



2.3 The Estate contains several industrial and warehousing units and is occupied by Supreme Fabrications Ltd, a ready mix concrete cement factory and Ace Liftaway Ltd. There is currently also a vacant unit. It is owned by Liddell Estate Ltd, a sister company of Ace Liftaway Ltd. The extent of the Estate is shown red on the inset plan.

2.4 Ace Liftaway Ltd occupies Buildings 1, 2 and 3.

2.5 The units opposite are used for offices by Ace Liftaway Ltd and Supreme Fabrications Ltd. There is also a vacant unit. In between this, to the northeast and the landfill site, is a ready mix concrete plant.

2.6 The nearest residential properties lie on the opposite side of Yokesford Hill to the site (230m), Hope Cottage on the same side of the road as the site (190m), to the south Wynford Farm (40m), and to the south west, Abbotswood Farm (270m)

2.7 Access is via a private long haul road which leads onto the public highway of Yokesford Hill.

3.0 COMPANY PROFILE

3.1 Ace Liftaway is a well-established and well-respected business serving major developers, Local Authorities, Government departments, builders and the public. The waste processing operation handles commercial and private wastes.

3.2 Since its establishment in 1988, the Company has grown significantly. It has operated from Yokesford Hill Industrial Estate, Belbins, Romsey since 2002.

3.3 Since that time, the business has grown further as a result of:-

- Legislative changes, promoting recycling of materials and restricting waste to landfill
- Improved efficiency in the recovery of materials
- Growth in recycling markets
- Underlying growth in waste

3.4 Based on the Environment Agency's figures, in 2006 the Company recycled 82% of its total annual waste received on site. During 2011/12 the amount of waste the company has been able to receive on site has increase to 62,951.19 tonnes and of this amount based on the Environment Agency's figures 86.1% has been recycled.

3.5 There has been an increase in the types of material the company can recycle, including uPVC, clean and dirty wood, film, metal, WEEE waste.

3.6 The majority of customers are commercial, and most are in the construction or related industries. The Company market is mainly based on Romsey and Southern Hampshire but it also extends to Andover.

3.7 The site currently employs 67 staff, the majority of whom are local to Romsey.

4.0 HISTORY OF SITE

4.1 Planning permission was granted under RSR.4901 for the erection of Buildings 1 and 2 for storage and distribution purposes in 1961, with subsequent minor extensions to Building 2 approved under RSR.8709 and RSR.9609 in 1966 and 1968 respectively. There are no conditions restricting either traffic movements or hours of use.

4.2 In 1996 planning permission was granted for landfill with a restoration condition and agreement under TVS1119/11.

4.3 Following acquisition of the site by the Applicant, planning permission was granted for a recycling centre and transfer station and associated skip and portaloo hire in 2001 for Building 1 (Referred to in the decision notice as Unit 1.)

4.4 Temporary planning permission was recently granted last year under 06/02326/CMAS for temporary overnight storage of skips and vehicles, temporary storage of Astroturf and storage of portaloos in Building 2.

4.5 Another temporary planning permission was granted at the same time as the one above, under 06/02323/CMAS for the temporary storage of inert screen materials (soil, concrete, crushed rubble, grit, timber and clean concrete) crushing of concrete (28 days only) and sorting of lightweight materials and processing of wood, storage of portaloos and skips.

4.6 Full planning permission was granted on 18 October 2007, under 07/01429/CMAS for the enlargement of recycling centre comprising of erection of a building, walls, hardstandings, remodelling of land levels, installation of plant and machinery, provision outside processing of concrete (crushing for 28 days only) and wood shredding, storage of inert screen

materials, skips and portaloos and associated parking at Building 1 and Building 2 and land to the north east of the Waste Centre.

4.7 Variation of Conditions 13 and 24 of Planning Permission 07/01429/CMA (Site Layout and Height of Stockpiles) at The Waste Centre, Yokesford Hill Industrial Estate, Belbins, Romsey, Hants, SO51 0PF, under 10/01992/CMAS.

5.0 REASON FOR VARIATION APPLICATION

5.1 Ace Liftaway are undertaking the application to vary Condition 19 as the building is currently incomplete, it is not possible to complete the building by the date stated in the Condition of 30 October 2012. It is anticipated a further 18 months will be required. Therefore, we request that Condition 19 be varied to have a building completion date of 30 April 2014.

5.2 The following shows the reason for the building remaining incomplete.

5.3 From the early stages of the commencement of erecting Building 3 it became apparent that there was a problem with the design of the building. Consequently the building work was ceased in January 2008 and the building has remained in its uncompleted state since this time.

5.4 From January 2008 until August 2008 Building 3 remained untouched while an adjudication took place relating to payments to the fabricator which had been withheld due to the condition of the building.

5.5 Following the closure of the adjudication time elapsed while a suitable legal team and team of professionals were engaged to take the project forward.

5.6 The additional legal and professional fees incurred put financial pressure on Ace Liftaway as all costs were being paid from cashflow. This together with the recession which followed meant that Ace Liftaway were unable to pursue the issue with the building whilst ensuring the financial stability of the company.

5.7 The legal team, headed by Paris Smith of Southampton, have been working on the case since they were instructed in summer 2009. Long delays have been encountered in obtaining evidence/information from professionals.

5.8 The pre-action protocol letter was served on the original Structural Engineer in May 2012. An initial response has been received from the Structural Engineers legal team and negotiations are ongoing.

5.9 The building has been left in its original state at the request of the legal team who deemed it would be necessary as the Judge assigned to the case may wish to see it prior to remedial works being undertaken.

5.10 Therefore, it is necessary to request a variation to Condition 19 to extend the time allowed for completion of the building, currently set at 30 October 2012. We would request that the variation to allow the building a further 18 months to be completed, ie, 30 April 2012.

6.0 EMS CONSIDERATIONS

6.1 In order to consider the Variation of Condition 19 Hampshire County Council Planning Department advised that it would be necessary to show key aspects of the Environmental Management Scheme (noise and dust breakouts) and how they would be addressed until such time as the building is fully completed as set out in planning permission 07/01429/CMAS.

6.2 Ace Liftaway has a working document, in conjunction with the Environment Agency, which addresses :

(a) Risk Assessment and Method Statement (Control of Dust)
(b) Risk Assessment and Method Statement (Control of Noise)
(c) Site Plan detailing monitoring points.
(d) Additional measures to working plan.
(e) Diary of self-regulating control measures and summary
(f) Evidence of reporting and diary inputs.
(g) Evidence of monitoring dust and noise controls

This is a live document which is updated regularly and which has been compiled and supported by the site Environment Agency Monitoring Officer.

(Document : AceVCon19 – Dust & Noise Measures)

6.3 Additional Measures – Noise & Dust

6.3.1 On 23 October 2012 a revised acoustics survey was undertaken by 24 Acoustics to confirm the actual noise levels produced by the recycling plant and the noise levels emitting from Yokesford Hill Industrial Estate. This document will be forwarded under separate cover.

6.3.2 The company has instigated design details to be prepared to enable partial cladding to be undertaken prior to the building being structurally modified (pending the outcome of the court case). Agreement has been given by the legal team to enable the end section of Building 3 to be clad on the side. The cladding will go from the bottom of the gable height to the concrete bund walls forming a complete wall to the Wynford Farm end of the building.

6.3.3 This will reduce the noise and any dust from leaving site.

6.3.4 Simpson Hilder Associates have prepared the required scope of works and it is anticipated that these works can be undertaken with eight weeks.

(Document : AceVCon19 – Cladding)

6.4 **Additional Measures – Dust Suppression**

6.4.1 Ace Liftaway have purchased new dust suppression equipment to work alongside the current dust suppression equipment and practices.

6.4.2 Rotary Atomiser – this system will work off a static mask designed to be turned in the direction of whichever feeder is working and will be effective in reducing wind driven dust. The system will be fed from a storage tank so will not be subject to any drop in water pressure and will have a constant supply of water.

6.4.3 Mobile Rotary Atomiser – this system is designed to be moveable and has a telescopic mask which is adjustable to variable heights. Will be deployed when loading out aggregates or another recycled products which present a risk of dust.

6.4.4 The new systems will be operational within four weeks from 1 November 2012. A mask is currently being designed and manufactured by Supreme Fabrications Ltd.

(Document : AceVCon19 – Rotary Atomiser)

7.0 BENEFITS & CONSTRAINTS

7.1 Ace Liftaway Ltd is a long-established, well managed waste recycling centre which contributes to Hampshire County Council's annual recycling rates.

7.2 The state-of-the-art recycling plant located in Building 2 and 3 of Yokesford Hill Industrial Estate is essential to the recycling operations.

7.3 Environment Agency Returns show that in the last 12 month period 62,951.19 tonnes of waste were deposited with Ace Liftaway.

7.4 The recycling rate achieved in the same period by Ace Liftaway is 86.1%, equating to 54,200.97 tonnes of waste being recycled.

7.5 Based on the annual waste received on site, this equates to 225.63 tonnes of waste per day. The recycling plant operating and processing the waste on a daily basis is essential to the operations as waste is constantly being brought to site, necessitating the recycling operations to be continuous.

7.6 If the recycling plant was to be prevented from operating for even a short period of time, the company would not have the capacity to stockpile the waste. It would also be financially impossible to direct the waste to landfill. Notwithstanding this, it would be against current directives not to recycle as much of the waste as possible. The company would have to stop accepting waste on site.

7.7 In the event that the operation was prevented from operating even for a short period of time, this would result in the financial suicide of the company and would severely jeopardise the jobs of the 67 staff employed.