



Northumberland County Council

Strategic Planning Committee

6th June 2023

ADDENDUM REPORT

Application No: 22/03153/FUL

Proposal:

Demolition of the existing In Vessel Composting Facility and erection of an anaerobic digestion facility and associated infrastructure.

Site Address:

Ellington Composting and Wood Shredding Site, Ellington Road, Ashington, Northumberland, NE63 9XS

Applicant:

Mrs Corrina Scott-Roy, West Sleekburn IWMF, West Sleekburn Industrial Estate, Bedlington, NE22 7LQ

RECOMMENDATION:

That this application be GRANTED permission subject to conditions.

1. Introduction

1.1 The purpose of this report is to update Members on the recent consultation response from the Environment Agency (EA).

2. Details

2.1 Officers are in receipt of comments submitted by the EA. This response confirms that they offer no objection or conditions. Please note there are further informative comments, and these are attached below under the relevant consultee heading.

3. Conclusion

3.1 In conclusion, there are no material changes to the proposals resulting from consultation response from the EA. Officers are satisfied with the additional recommended informative details.

4. Recommendation

That this application be GRANTED permission subject to conditions.

Conditions

01. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02. Approved Plans and Documents

The development to which this permission relates shall be carried out in accordance with the approved plan(s) referenced

Location Plan EII-PADP-0422-01

Existing Roof Plan 1440_PL012 Rev -

Existing Floor Plan 1440_PL011 Rev -

Existing Site Layout 1440_PL010 Rev -

External Works – As built survey LC-DA-1660-007 Rev J

Proposed Site Layout, 1440_PL100 Revision C

Elevations of Proposed Buildings 5081231 Rev P2

Grey Water Tank and Biofilters - Plans and Elevations 1440_PL306 Rev B

NaOH, Propane, & Clean and Waste Oil Tank & CHP Engine - Plans and Elevations 1440_PL304 Rev B

Digester and SBR Tank - Plans and Elevations 1440_PL302 Rev B

Replacement Office Building - Proposed Roof Plan 1440_PL123 Rev A

Replacement Office Building - Proposed Floor Plan 1440_PL122 Rev A

Main Process Building - Proposed Elevations (Sheet 2 of 2) 1440-PL301 Rev A

Main Process Building - Proposed Elevations (Sheet 1 of 2) 1440-PL300 Rev A

Proposed Site Elevations - South and West - With Outline of Existing 1440_PL2-03 Rev B

Proposed Site Elevations - North and East - With Outline of Existing 1440_PL202 Rev B

Proposed Site Elevations - South and West 1440_PL201 Rev A

Proposed Site Elevations - North and East 1440_PL200 Rev A

Main Processing Building - Proposed Floor Plan 1440_PL120 Rev A

Buffer, PDST & SRB Feed Tanks + Gas Upgrade & Supply - Plans and Elevations 1440_PL303 Rev B

Pasteurisation Plant, Gas Flare & Boiler - Plans and Elevations 1440_PL305 Rev B

Surface Water Drainage Strategy SUEZ anaerobic digestion facility, Ellington, Date 12/05/2023 Rev A

Proposed Drainage Layout Drawing number 230404 –KRD-XX-EX-DR-C-0502 Rev P01 dated 12.05.2023

Drainage Details Sheet 1 Drawing number 230404 –KRD-XX-EX-DR-C-0510 Rev P01 dated 12.05.2023

Drainage Details Sheet 2 Drawing number 230404 –KRD-XX-EX-DR-C-0511 Rev P01 dated 12.05.2023

Drainage Details - Sheet 3 Hydrobrake And Pond Long Section 230404 –KRD-XX-EX-DRC-0512 Rev P01 dated 12.05.2023

Drainage Details Sheet 4 Drawing number 230404 –KRD-XX-EX-DR-C-0513 Rev P01 dated 12.05.2023

Drainage Sections - Wet Well And Pumping Station 230404 –KRD-XX-EX-DR-C-0514 Rev P01 dated 12.05.2023

Drainage Long Sections 230404-KRD-XX-ZZ-DR-C-0515 dated 12th May 2023

Preliminary Ecological Appraisal by Wood Group UK Limited, June 2022.

Technical Note: Suez Ellington Anaerobic Digester Plant Ecological Impact Assessment by WSP Environment & Infrastructure Solutions UK Limited March 2023.

Air Quality Assessment Wood Group UK Limited, June 2022.

Technical note: SUEZ Anaerobic Digestion Facility – Ellington Road by WSP Environment & Infrastructure Solutions UK Limited March 2023. (Air Quality)

Reason: For the avoidance of doubt and in the interests of proper planning, and to achieve a satisfactory form of development in accordance with the National Planning Policy Framework and the Local Plan.

03. Surface Water - Maintenance

Prior to first occupation details of the adoption and maintenance of all surface water drainage features shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule and log, which includes details for all SuDS features for the lifetime of development shall be comprised within and be implemented forthwith in perpetuity.

REASON: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime.

04. Surface Water - Construction

Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

REASON: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features.

05. Boundary Treatment

The development shall not be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

Reason: In the interests of visual amenity and highway safety, in accordance with the National Planning Policy Framework and Policies TRA 1 and TRA 2 of the Local Plan.

06. Lighting

The development shall not be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.

Reason: In the interests of amenity and highway safety, in accordance with the National Planning Policy Framework and saved Policies TRA 2 and QOP 2 of the Local Plan.

07. Noisy Working Hours

During the demolition and construction phase of the development, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800, Saturday 0800 to 1300.

Reason: To protect residential amenity and provide a commensurate level of protection against noise

08. Construction Delivery / Collection hours

Deliveries to and collections from the demolition and/or construction phase of the development shall only be permitted between the hours:

Monday to Friday - 08:00 to 18:00

Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

09. Potentially Contaminated Land

The construction phase of the development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been undertaken by a competent and qualified consultant then submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

a) A site investigation (Phase 2) shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

10. Contaminated Land Verification Report

Prior to the development being brought into use, the applicant shall submit a full closure (Verification Report) report to the Local Planning Authority for its written approval. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

[Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

11. Contamination not Previously Discovered

If during redevelopment contamination not previously considered within any statement / report that has received the approval of the Local Planning Authority is identified, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority - the written method statement must be written by a competent person. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Competent Person has the same definition as defined within the National Planning Policy Framework (NPPF) 2021.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

12. Further Assessment of Ground Gas Risk

The hereby approved anaerobic digestion facility must not be constructed above damp proof course level until Parts A and B of this condition are fully satisfied.

a) A site investigation (Phase 2) shall be carried out to fully and effectively characterise the nature and extent of any ground gas (land contamination) risk to human health (as recommended in the approved Phase 1 report). It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the ground gas (land contamination) risk to human health affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

13. Ground Gas Verification Report

The development hereby permitted shall not be brought into its final approved use until two full copies of a full closure (Verification Report) report shall be submitted and approved by the Local Planning Authority. The report shall provide verification that the required works regarding ground gas (land contamination) risk to human health have been carried out in accordance with the approved Method Statement(s). The results of the verification assessment shall be included in the closure report to demonstrate that the required remediation has been fully met in accordance with current guidance. The results of the verification assessment shall be included in the closure report to demonstrate that the required remediation has been fully met in accordance with current guidance.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

14. Demolition/Construction Method Statement

Development shall not commence until a Demolition and Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition and Construction Method Statement shall be adhered to throughout the demolition/ construction period. The Demolition and Construction Method Statement and plan shall, where applicable, provide for:

- i. site contact details - name, telephone number etc;
- ii. details of temporary traffic management measures, temporary access, routes and vehicle types and total vehicle numbers;
- iii. vehicle cleaning facilities;
- iv. the parking of vehicles of site operatives and visitors;
- v. the loading and unloading of plant and materials;
- vi. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

15. Implementation of car parking area

The development shall not be brought into use until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.

16. Means of vehicular access

Means of vehicular access to the permitted anaerobic digestion facility shall be from the existing access to the A1068 road only

Reason: In the interests of highway safety, in accordance with the National Policy Framework and Policy TRA2 of the Northumberland Local Plan.

17. Implementation of cycle parking

The development shall not be brought into use until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times

Reason: In the interests of highway safety, residential amenity, and sustainable development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

18. Implementation of EV Charging

Prior to occupation the Electric Vehicle Charging points shown on the approved plans shall be implemented. Thereafter, the Electric Vehicle Charging Points shall be retained in accordance with the approved plans and shall be kept available for the parking of electric vehicles at all times.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

19. Full Travel Plan

Twelve months after first occupation of the development, details of a Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Travel Plan shall be implemented in accordance with the approved details. This Full Travel Plan must include:

- I) details of and results from an initial staff travel to work survey;
- II) clearly specified ongoing targets for staff travel mode shares;
- III) a plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- IV) a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policies TRA 1 and TRA 2 of the Northumberland Local Plan.

20. Details of refuse storage strategy

The development shall not be brought into use until details of a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangements for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use.

Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

21. Total Vehicle Movement Restrictions

The total number of all vehicular movements entering the wider site daily for all movements associated with construction and operation shall not exceed 150 movements in any direction when measured as a maximum figure subject to an average daily figure over each three calendar month period of 125.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

22. Permanent Vehicle Cleaning Facilities

Notwithstanding the details submitted in the application the site shall be installed with an effective permanent wheel wash within three months of the date of this permission. The wheel wash shall be retained and used for all vehicles leaving the site for the duration of works on site.

Reason: In the interests of the highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

23. Prior to the commencement of works on the construction of the Anaerobic Digester facility a Dust Management Plan, as per the recommendation within the Air Quality Assessment Wood Group UK Limited, June 2022 for the operation and management of the facility shall be submitted for the prior approval of the planning authority and therefore complied with at all time.

Reason: To ensure the development is consistent with NPPF 180 and Local Plan Policies POL2 and ENV2 (4d).

24. Biodiversity Design and Management Plan:

No development shall take place until a Biodiversity Design and Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall include details for the creation of species-rich neutral grassland within the site and tree and shrub planting along the eastern site boundary and access road. The details will cover;

- i) Purpose and conservation objectives of the proposed works.
- ii) Extent and location/area of proposed works shown on appropriate scale maps.
- iii) Detailed working methods to establish the habitats.
- iv) Timetable for implementation.
- v) Details of initial aftercare and long-term maintenance (including an annual work plan).
- vi) Details for monitoring and remedial measures.

The Biodiversity Design and Management Plan shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To conserve and enhance local biodiversity in line with NPPF para. 180 and Local Plan Policy ENV2.

Informative

Highway condition survey

You should note that a highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

Reminder to not store building material or equipment on the highway

Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the StreetWorks team on 0345 600 6400 for Skips and Containers licences.

Reminder to not deposit mud/ debris/rubbish on the highway

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway

Habitat Creation

A species-rich grassland mix is now produced in Northumberland from seed harvested within grassland SSSIs in the Northumberland National Park, which can be bought through British Wildflower Seeds. It has a high proportion of yellow rattle, which is helpful to its establishment in existing grasslands
<https://britishwildflowermeadowseeds.co.uk/collections/wildflower-meadowseeds/products/northumberland-meadow-seed-mix>

A list of suitable trees is available online from Northumberland Wildlife Trust <https://www.nwt.org.uk/what-we-donews-and-publications/publications> Please note it is no longer recommended to include Ash in planting schemes due to the prevalence of ash die back disease (Chalara). Native hedgerows should comprise a minimum of 50% hawthorn (*Crataegus monogyna*) mixed with other species such as elder (*Sambucus nigra*), blackthorn (*Prunus spinosa*), crab apple (*Malus sylvestris*), hazel (*Corylus avellana*) and holly (*Ilex aquifolium*).

Good practice during construction

To avoid and mitigate potential impacts on biodiversity during construction the following best practices should be implemented:

- i) To protect trees and hedgerows retained on and adjacent to the site, all works should be carried out in accordance with the guidance set out in BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations British Standards Institution, 2012, including the use of protective fences/barriers.
- ii) A pre-commencement check for nesting birds should be undertaken by a suitably experienced ornithologist if tree removal and shrubby vegetation clearance is undertaken between March and August inclusive.
- iii) During site clearance Reasonable Avoidance Measures for amphibians and reptiles should be implemented, including hand-searches by the project ecologist and supervised vegetation removal.
- iv) Any excavations left open overnight will have a means of escape for wildlife that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
- v) Contractors should be aware of the potential to spread invasive non-native plant species either from or onto the site and take appropriate biosecurity measures to avoid this, guidance on what to do can be found here <https://www.nonnativespecies.org/what-can-i-do/training/site-workers/>.

vi) All works on site should adhere to the Pollution Prevention Guidance for Businesses provided by DEFRA and the Environment Agency. For further information follow the link: <https://www.gov.uk/guidance/pollution-prevention-for-businesses>

Sensitive Lighting Scheme:

External lighting should be designed in consultation with the project ecologist and follow guidance set out in the Institution of Lighting Professionals Guidance Note 8: Bats and artificial lighting (08/18) (<https://theilp.org.uk/publication/guidance-note-8-batsand-artificial-lighting/>) to minimise light spill on to adjacent habitats.

LLFA

Any areas of hardstanding areas (car parks, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable surface:

Using gravel or a mainly green, vegetated area.

Directing water from an impermeable surface to a border rain garden or soakaway.

Using permeable block paving, porous asphalt/concrete.

Further information can be found here - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

In addition, the development should explore disconnecting any gutter down pipes into rainwater harvesting units and water butts, with overflow into rainwater garden/pond thus providing a resource as well as amenity value and improving water quality

Environment Agency

- Environmental Permitting (England and Wales) Regulations 2016 - Advice to the applicant

The operator will require a permit from the Environment Agency, under the Environmental Permitting (England and Wales) Regulations 2016. This states that permitted sites should not harm human health or pollute the environment. The operator is therefore required to have measures in place which will:

- prevent pollution
- ensure that there is no harm to human health, the quality of the environment, or the surrounding amenity
- ensure that there is no offence to a human sense or damage to material property

We would likely reject any permit application which did not include this information.

It appears that the applicant is proposing to accept putrescible waste like food waste. Therefore, the operator may need to consider significant measures to mitigate odour risk, particular around air lock reception bays as sensitive receptors are located downwind of the site in prevailing wind direction for the area. The permit application should consider Odour management plan in addition to the required Environmental management system.

- Discharge Permit - Advice to Applicant

Development of anaerobic digestion facility will require a discharge permit from the Environment Agency, if any surface water discharge is greater than 5m³ /d or any groundwater discharge is greater than 2m³ /d. If the discharge is less than either of

these the discharges, it must meet General Binding Rules (GBR) and not cause a pollution. This includes silt during both construction and operation phases.

There is no foul sewer in the vicinity of the site (>1km). Therefore, a package treatment plant for foul drainage is likely but must follow GBR or obtain a permit from the Environment Agency. Any water taken from the environment will also require a licence unless obtained from Water Company.