

- Chief Executive
- Legal I Marriott – comments incorporated.
- Finance
- Other Chief Officers
- District Councils North Warwickshire Borough Council – see comments in paragraph 2.1.
- Health Authority
- Police
- Other Bodies/Individuals Coleshill Parish Council, Great and Little Packington Parish Council, Libraries, Adult Learning and Culture, Environment Agency, Severn Trent, English Nature – see paragraph 2.

FINAL DECISION

YES/NO (If 'No' complete Suggested Next Steps)

SUGGESTED NEXT STEPS :

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

Regulatory Committee - 7th September 2006

Packington Landfill – Leachate Treatment Facility

**Report of the Strategic Director for
Environment and Economy**

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the development of a leachate treatment plant including tanks, pipework and ancillary buildings, as an amendment to a previously approved development at Packington Landfill Site, Packington Lane, Little Packington, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No : NW6/06CM015

Received by County : 12/6/2006

Advertised Date 15/6/2006

Applicant : Sita UK, Packington House, Packington Lane, Nr Meriden, Coventry.

The Proposal : Leachate treatment plant including tanks, pipework and ancillary buildings.

Site & Location : Packington Landfill Site, Packington Lane, Little Packington. [Grid ref: 212.858].

See plan in **Appendix A**

1. Application Details

- 1.1 The application seeks planning permission to amend Condition 6 (Approved Plans) of planning permission NW6/02CM010 which was granted in October 2002 for the development of a leachate treatment facility at Packington Landfill. The facility has not been developed to date. Prior to undertaking the development the applicant seeks a number of variations to the approved scheme.

- 1.2 The approved scheme consists of an aeration tank, denitrification/effluent holding tank, filtration plant, granular activated carbon plant, control and store rooms and reed beds located within a compound measuring 90 metres by 80 metres surrounded by a 2.4 metre high chain link fence. The series of concrete and steel tanks would have stood up to 6 metres in height. Control and store rooms would have been contained in 6 containerised units standing 2.4 metres in height.
- 1.3 The revised proposals result in the development requiring a smaller footprint to that originally proposed/approved. This would result in the facility being contained to an existing concrete hardstanding area, allowing retention of trees that would have needed to be removed to complete the approved development.
- 1.4 The amended plant design would also result in the arrangement and sizing of the tanks being revised. The approved main aeration tank was 20 metre in diameter and the combined concentric denitrification tank/effluent balancing tank was 17 metre in diameter. The proposed amended layout, aeration tank and denitification tank have been combined in a 24 metre diameter concentric tank. The effluent balancing tank would stand alone at a diameter of 12.5 meters.
- 1.5 All tanks and pipework would now be above the ground, as required by the Environment Agency, rather than partially sunken. However, many elements of the development would be lower in profile resulting in the revised facility being no greater in height above the ground than the approved development.
- 1.6 Four of the containerised units, originally approved, would be replaced with a single pitch roofed brick building measuring 12 metres by 4 metres by 3.5 metres in height. The building would be finished in brick and tile to match the existing nearby leachate pump house. Structures, other than concrete tanks, would be painted grey and green.
- 1.7 Once operational the facility would operate 24 hours per day, 7 days per week.
- 1.8 Treated leachate would be removed from the site by bulk liquid tanker vehicles for discharge elsewhere. This would result in an average of 10 tanker loads per week.
- 1.9 The applicant also seeks some flexibility within the planning permission to enable any minor amendments (that may be necessary during development of the facility) to be dealt with by way of written approval of the County Council at officer level.

2. Consultations

- 2.1 North Warwickshire Borough Council – no objection.
- 2.2 **Coleshill Parish Council** – no comments received.
- 2.3 **Great and Little Packington Parish Council** – no comments received.
- 2.4 **Councillor P Fowler** – no comments received as at 23/8/2006.

- 2.5 **Libraries, Adult Learning and Culture** – no comments received.
- 2.6 **Environment Agency** – no objection.
- 2.7 **Severn Trent Water** – no objection subject to condition to ensure satisfactory means of drainage from the site.
- 2.8 **English Nature** – no objection.

3. Representations

- 3.1 One letter of representation has been received from a local resident who accepts that it is sensible to treat leachate on site rather than transporting off site for treatment. However, raise concern that the proposed facility would be used to process leachate imported from other sites which they consider to be a fundamental change in the nature of operations on site. Therefore, object to the present application unless the conditions applied to it are such that its use is restricted solely to the processing of leachate produced within the site.

4. Observations

- 4.1 Planning permission was granted in May 2002 for the provision of a leachate treatment plant and ancillary buildings at Packington Landfill. The facility has not been developed to date. Since planning permission was first granted for the development a number of changes have occurred which have resulted in this application seeking amendment of the approved scheme. The proposed amendments arise as a result of; changes to the technology used in respect of this type of facility, changes to the nature of the leachate requiring treatment and increased pollution prevention requirements of the Environment Agency.
- 4.2 The application site, an area of concrete hard standing, is located in the north-eastern corner of the landfill. The site is close to the existing site offices, workshops, leachate storage tanks and surface water attenuation ponds. A Landfill Gas Utilisation Facility is permitted to be developed on adjoining land. Packington Lane, which skirts the boundary of the landfill, comes within 50 metres of the application site. The nearest residential property is located 800 metres to the south-west of the site.
- 4.3 The proposed amendments to the development would result in the facility having a smaller footprint and generally lower elevations. The approved planning permission contained a condition requiring the submission of a landscaping scheme to assist with screening the facility from Packington Lane. The applicants have submitted a landscaping scheme with these revised proposals, This includes bolstering the existing boundary hedgerow vegetation and planting native shrubs around the facility itself. The landscape proposals are considered to be satisfactory.
- 4.4 The application states that noise and odour impacts of the revised plant would be the same as the approved plant as the fundamental process and equipment would remain the same. All major noise generating plant would be housed

within the plant building which should limit any noise impact. The Environmental Health Officer at North Warwickshire Borough Council has been consulted and has raised no concerns.

- 4.5 The revised proposals would now be confined to an existing area of concrete hardstanding, enabling an area of trees that would have been removed to now be retained. Retaining mature existing trees would assist with screening of the proposed plant.
- 4.6 Leachate produced by Packington Landfill is currently collected in holding tanks located near the current application site. The untreated leachate is then transferred into bulk liquid tanker vehicles and transported off site for treatment and final disposal.
- 4.7 Tankering leachate off site for treatment is not only financially unattractive to the applicant but is also considered to be unsustainable and would have adverse environmental implications.
- 4.8 Once the leachate treatment facility is operational, treated leachate would initially still need to be tankered off site to be discharged. Whilst, not forming part of this application it is proposed that in the long term treated leachate would be discharged by pipeline to either the River Cole or the River Blythe. The applicant is currently working on an application in this respect.
- 4.9 Concern has been expressed by a local resident that the facility would be used to treat leachate arising from other landfills. The applicant has stated that it is not proposed to import leachate to the site from elsewhere for processing. However, a condition is proposed to prevent this without a formal application being submitted.
- 4.10 The applicant has requested that some flexibility be built into any planning permission granted in order to allow any minor amendments that may become necessary during final construction of the facility to be agreed in writing at officer level. This is considered acceptable and a suitably worded condition is proposed.
- 4.11 The site lies within the Green Belt as identified by the Warwickshire Structure Plan and the North Warwickshire Local Plan, where development is not normally permitted except in very special circumstances.
- 4.12 The principle of the development in this Green Belt location was considered and accepted when the facility was originally approved. The current proposal seeks a number of relatively minor amendments to the approved scheme resulting in the development having no greater impact. Thus although the proposed development would constitute inappropriate development in the Green Belt it is considered that the very special circumstances sufficient to justify the original grant of planning permission remain valid. Furthermore, the revised proposals would result in the facility occupying a slightly smaller footprint thereby having less impact on the openness of the Green Belt than the extant planning permission.

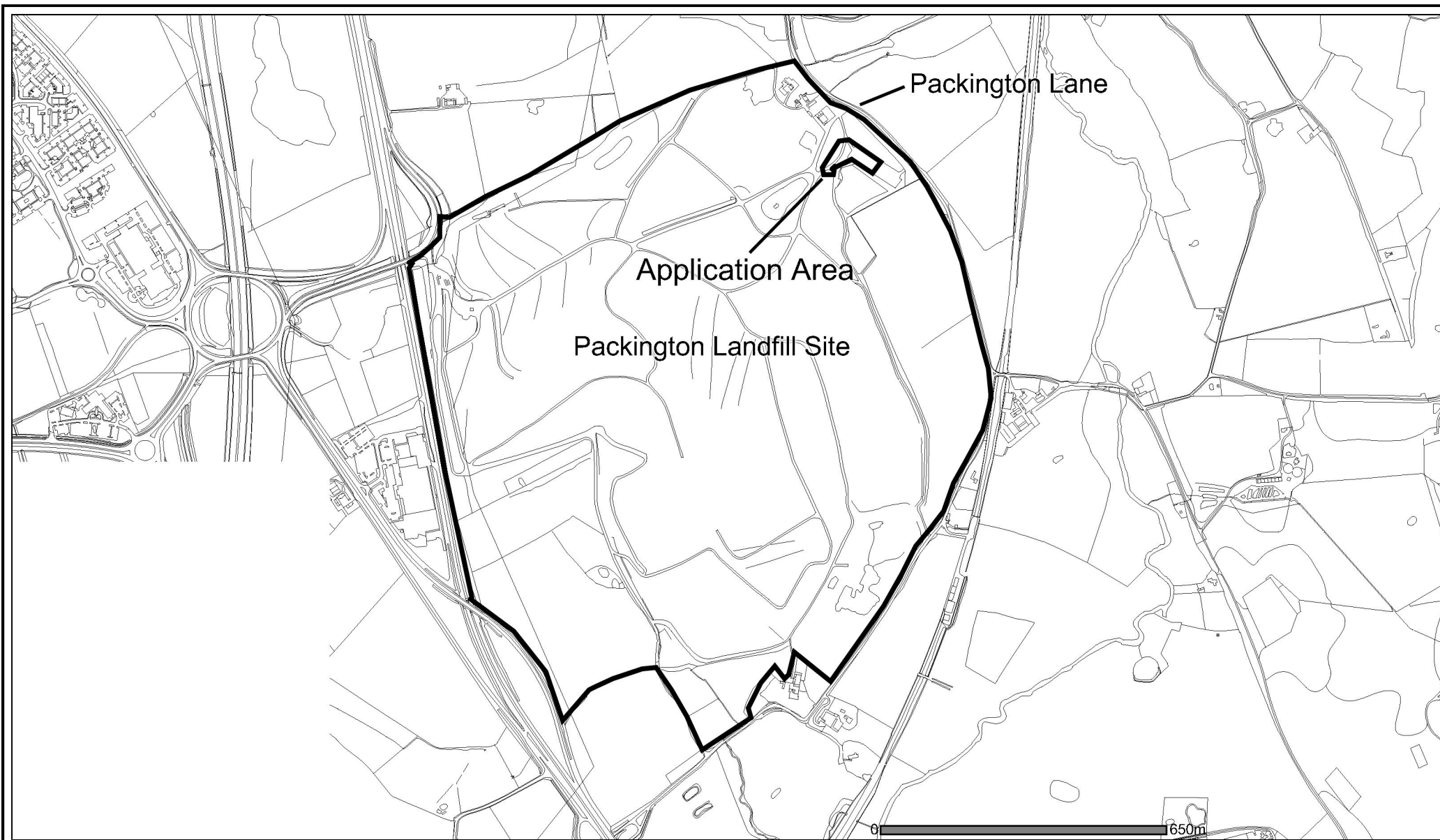
4.13 The leachate treatment facility would provide for the effective on site management and treatment of leachate derived from the landfill. The proposed amendments to the approved scheme would result in the facility having no greater impact on nearby residents or surrounding countryside than the approved facility.

5. Environmental Implications

5.1 The development would ensure the proper management and treatment of landfill leachate which should benefit the local environment.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

21st August 2006



Scale 1: 12004

Ref No. NW6/CM015

Drawn J Stevens

Regulatory Committee 7th September 2006

Subject

Packington Landfill Site



John Deegan
Strategic Director for
Environment and Economy
Shire Hall, Warwick, CV34 4SX

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Regulatory Committee - 7th September 2006

Packington Landfill - Leachate Treatment Facility

Application No : NW6/06CM015

Commencement Date

1. The development hereby permitted shall be commenced no later than three years from the date of this permission.

Pre-Commencement

2. The development hereby permitted shall not be commenced until details of brick and tile finish of the plant building has been submitted to and agreed in writing by the County Planning Authority. Following approval the scheme shall be implemented and maintained accordingly.
3. The development hereby permitted shall not be commenced until details of a colour scheme for the exterior of the reactor tank roof, GAC vessels and containerised units has been submitted to and agreed in writing by the County Planning Authority. Following approval the scheme shall be implemented and maintained accordingly.
4. The development hereby permitted shall not be commenced until a plan showing the contractors compound, working area and access into the site and positions of all tree protection barriers, has been submitted to and approved in writing by the County Planning Authority. Following approval the scheme shall be implemented and maintained accordingly.

General Operations

5. Unless otherwise agreed in writing the development hereby permitted shall not be carried out other than in accordance with the submitted application ref: NW6/06CM015, plans ref: Pack LTP Redline.dwg, 501-Site Layout, 502-Developed Sections, Pack LTP Landscaping.
6. No leachate, other than that arising from Packington Landfill Site, shall be treated at the facility.
7. The landscaping scheme, detailed in plan ref: Pack LTP Landscaping, shall be implemented in the first planting season following the completion of the development hereby approved, unless otherwise agreed in writing by the County Planning Authority. Any plants/trees that die within the first five years of planting

shall be replaced in the next planting season with plants of the same species and size.

8. No trees within the curtilage of the application site, nor any trees which overhang the site, shall be lopped, topped pruned or felled, nor shall any roots be removed or pruned without the written approval of the County Planning Authority.
9. The total root area of the trees to be retained shall be protected by 1.2m high chestnut pale fencing (conforming to BS:1722) to be erected at a distance of 1m beyond the tree canopy and staked to the ground, for the duration of the development. No development including demolition and site clearance, shall take place until tree protection barriers have been erected; the barriers shall remain in situ and maintained for the duration of the development.
10. Where excavation is necessary under the canopy of the trees specific protection measures must be submitted to and approved in writing by the County Planning Authority, prior to the commencement of the development. In such circumstances any excavation should be by hand.
11. No storage of materials, chemicals, fuel, machinery the lighting of fires nor the movement of vehicles shall take place under the tree canopies.

Reasons for Conditions

1. To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2&3. To ensure a satisfactory standard of development.
4. To minimise the impact of the development during the construction phase.
5. To ensure a satisfactory standard of development.
6. To limit impact of the development upon the Green Belt and neighbouring occupiers.
7. To ensure the development is satisfactorily screened.
- 8,9,10&11.
To ensure protection of existing trees.

Development Plan Policies Relevant to this Decision

- a) Warwickshire Structure Plan – 1996-2011 **Policies GD.1 and GD.4, GD.6 and ER,4**
- b) North Warwickshire Borough Local Plan – Adopted 2006 – **Policies ENV3.**

Reason for the Decision to Grant Planning Permission

The development hereby permitted would have no greater impact upon the openness of the Green Belt or amenity of neighbouring occupiers than the existing approved development it supersedes. The proposed development would ensure the proper management and treatment of landfill leachate generated at the site and there are no contrary material considerations sufficient to require refusal.