

Development Control Committee

15th October 2013

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| 13/00278/COC | Erection of an Advanced Conversion Technology (ACT) and Anaerobic Digestion (AD) facility with an integrated education centre, access, landscaping and associated work Land at Shelton Road, Willowbrook East Industrial Estate, Corby for Clean Power Properties Ltd |
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Background

This application has been submitted to Northamptonshire County Council as the Local Planning Authority and Corby Borough Council has been consulted.

The application site is located on the north eastern section of the car storage site located between Steel Road and the Rockingham Motor Speedway.

The proposal is subject to Environmental Impact Assessment and pre-application consultation was undertaken by the applicant and Northamptonshire County Council.

Description

This application relates to the erection of an industrial building for processing, anaerobic digestion tanks and energy generation from gas

Site History

99/00253/DPA Construction of car parking area, fencing and landscaping **permitted** by Corby Borough Council **18 October 1999**.

Policies

Policies 11, 13 & 14 of the North Northamptonshire Core Spatial Strategy

Northamptonshire Minerals and Waste Framework

PPS10: Planning for Sustainable Waste Management

National Planning Policy Framework

Consultation

Planning Policy: Policy W3 of Northamptonshire County Council's Locations for Waste Development document provides in principle support for appropriate waste management uses.

Environmental Quality: pending

Advertisement/Representations

N/A on consultations

Report

This application is a consultation from Northamptonshire County Council in respect of a waste treatment facility on part of the car storage site at the North end of Shelton Road.

This application includes the construction of a industrial building measuring 130m in length, 40m in width and 9m in height, four flues measuring 25m in height and four anaerobic digester tanks measuring 8m in height, 1 gas holder tank measuring 9m in height, two weighbridges and associated works.

The proposed process for the development is divided into a variety of stages and is described as;

The process will utilise two autoclaves for the processing of mixed source waste and the production of a biomass fuel product. Each autoclave comprises a rotating cylindrical structure with an internal cylinder fitted with a helical screw. They are designed to break up the waste through rotation and application of pressurised, high temperature steam. The material discharged from the autoclave will be transferred onto a moving floor and passed through sorting/segregation plants.

This process reduces the volume of the waste materials by approximately 80% with the recyclates being separated and recycled. The remaining biomass fibre is utilised for the production of a synthesis gas within the pyrolysis units. The biomass fibre is a peat like material which is transferred to the pyrolysis reactors. The residuals are transferred to the anaerobic digesters.

In the pyrolysis reactors the biomass fibre is heated in an oxygen free environment to produce synthetic gas (syngas) which is combusted within gas engines to produce electricity.

The anaerobic plant accepts solid biodegradable wastes which is heated and mixed in the absence of oxygen to produce biogas which is subsequently combusted within three gas Combined Heat and Power engines.

The majority of operations are proposed to take place within the building with the materials being loaded in to the building at one end, the recyclables then being removed from the side bays and any remaining materials being collected and transferred from end of the building to be transferred to the tanks.

Given the limited time available to respond to the Northamptonshire County Council Consultation this report has been prepared in advance of the receipt of comments from the Council's Environmental Quality Team. An update will be provided to members at the Committee meeting.

Due to the majority of the work being undertaken within the building there are limited noise implications from the development being mainly vehicle movements which are unlikely to be of significant difference to the existing use.

Due to the nature and controls of the proposed process it is considered that there are limited emissions from the development that are likely to cause harm acknowledging that the area is primarily industrial in nature and there is limited sensitivity of the adjacent operators and that the emissions would diffuse.

The principle of the development is supported by national and local planning policy which seeks to reduce the quantity of materials that are sent to landfill by increasing the level of recycling and processing non-recyclables for the creation of energy through controlled processes.

The site was associated with the steel works and is potentially at risk of being contaminated. The application is accompanied by a **phase I desk top survey** and a copy of the previous testing, remediation and validation reports from 2000 when the site was remediated to allow for the site to enable the usage of the site as open car storage. The proposed development is likely to result in the removal/disturbance of the existing tarmac covering which could increase the risk of contamination from the existing covered materials within the site. **A remediation strategy should be provided to deal with this risk but given previous testing, nature of the use and the site being hardsurfaced the site is considered to be suitable for use. Appropriate conditions including remediation strategy and unexpected contamination should be imposed.**

The site is proposed to be served from Shelton Road which is currently blocked by a gate before the site access. The predicted traffic generation from the proposed use is unlikely to have a significant impact on the road network but a detailed assessment of this will be undertaken by the Highways Authority.

The catchment area for the development is shown within the submitted planning statement as being sub regional and covers an area that is within approximately 30mins HGV drive time of the site. There is an indicative catchment plan within the planning statement and it is considered that the catchment should be restricted to those areas within the plan.

Recommendation:

no objection but request conditions

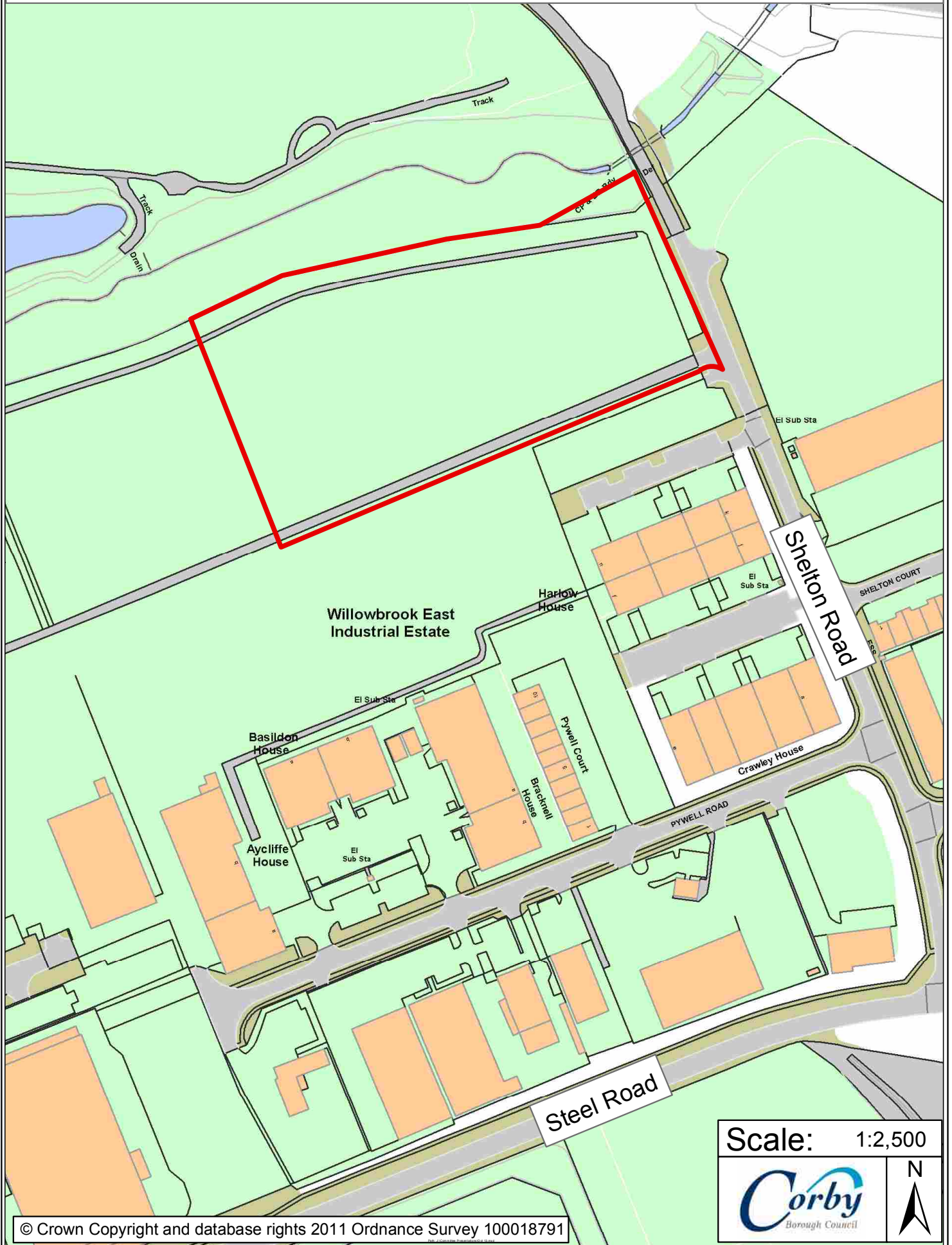
Following full consideration on the proposed development, Corby Borough Council have no objection to the proposed development but request that conditions relating to contamination (remediation strategy and unexpected) and that the condition restricting the catchment area to the indicative catchment area within the planning statement are imposed.

Officer to Contact:

Gavin Ferries

13/00278/COC.

Site G Land Shelton Road Willowbrook East Industrial Estate Erection of an Advanced Conversion Technology



Scale: 1:2,500

