APPLICATION TO STORE SKIPS AT FORMER CARLTON COLLIERY
for
DTS ENVIRONMENTAL LTD

1 Introduction

This statement has been produced to accompany an application by DTS Environmental Ltd to store skips on the site known as Former Carlton Colliery, Shaw Lane, Carlton. DTS has recently received planning permission to remediate the former colliery site under permission number 2007/1365 and are awaiting for conditions to be discharged prior to the commencement of the works.

2. Reason for this application

DTS operates a large waste recycling centre and skip hire business located along Shaw Lane and mainly due to the slowdown in the need for recyclables, mainly secondary aggregates, the applicant has insufficient storage room at the site for the recycled material and the skips.

It is therefore proposed that the applicant uses an area at the southern end of the former colliery site to store these skips, please see attached plan. The skips will be empty and would be stored no more than 3 high to minimise the visual impact and totalling no more than 36 on site at one time (12 rows of 3). An area of approximately 1000 square metres would be required for the storage area. The height of 3 skips stacked on top of one another would be approximately 3.60m in height. Please see enclosed drawing, DTS/CC/2008-02 for skip dimensions.

This application seeks to apply for the storage of these skips on site for a period of 3 years to coincide with the duration of permission number 2007/1365. This proposal will not make any increase in traffic movements to the agreed number in the existing planning permissions for the site.

Once the skips have been placed in the storage area, they would stay in storage until they are required. Skips will still be stored at the Recycling Centre and these would be used in the first instance, the storage area would be for additional skips and would be removed off site only if no other skips were available at the Recycling Centre. The skips would be empty at all times when stacked in the storage area.

The proposed development of the site under planning permission B/04/1287/BA and 2007/1365 will require skips on site to remove any waste material or vegetation. Skips will also be used to store and remove any scrap, plastic or wood from the recycled materials imported and used on site.

3. The site

The application site is the former colliery and coking works covers an area of approximately 8.2 Hectares and the site is currently being levelled out under planning permission number B/04/1287/BA for preparation works prior to the restoration works on permission number 2007/1365 which will start once all the conditions have been discharged. It is proposed to store the skips at the southern most area of the site next to an area which has been proposed to be a loading/unloading area for the new permission. The site is accessed via a long access road which is well surfaced.

The only residential properties in close proximity to the site are Nos 101 to 111 Shaw Lane and the storage area would be over 450m from the rear of these properties. The site itself is relatively flat but this proposal would not create any visual intrusion to any of the residents of these properties due to the distance. Please see plan number DTS/CC/2008-01 for the storage location.

4. Policies

There are no particular policies in the UDP which relate directly to this particular proposal but as this is linked to the waste recycling operations at Shaw Lane then it will be assisting an existing waste recycling operation which in turn supports local and national guidance on waste and movement up the waste hierarchy.

It is not considered that the noise of the skips being moved or other impacts such as visual intrusion would be sufficient to represent material harm to local residents due the distance to the closest receptors.

5. Conclusion

This is a proposal for the use of a small area of land which has existing planning permission to remediate the site. The site is in a relatively remote location with the only residential properties in proximity being the 6 houses at the north of the site on Shaw Lane. The distance from the rear of these properties to the proposed storage area would be considerable at over 450m and will be situated adjacent to the site facilities, subject to approval of a scheme to discharge conditions under permission 2007/1365. When placed into context with the application to restore the site, the additional impact on the visual amenity of the area will be negligible.

The site is related to the adjacent recycling operations and the need for additional storage has arisen due to the slowdown in the need for recyclables which has reduced the amount of storage space at the site. This proposal will be supporting this existing waste recycling operation and is therefore consistent with national and local policies which seek to encourage the movement of waste up the waste hierarchy.

Fennell Green & Bates
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