



# Planning Committee

21 July 2015

<b>Planning application no.</b>	15/00305/FUL
<b>Site</b>	Former Edward Vaughan Stamping Works, Horseley Fields
<b>Proposal</b>	Waste recycling hub, and site remediation
<b>Ward</b>	Heath Town
<b>Applicant</b>	Dunton Environmental
<b>Cabinet Member with lead responsibility</b>	Councillor Peter Bilson Economic Regeneration and Prosperity
<b>Accountable director</b>	Nick Edwards, Service Director, City Assets
<b>Planning officer</b>	Name      Andy Carter Tel         01902 551132 Email      andy.carter@wolverhampton.gov.uk

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## 1. Summary Recommendation

1.1 Delegated authority to grant.

## 2. Application site

2.1 The application site comprises the former Edward Vaughan Stamping Works (now demolished), and the former Royal Mail depot, is 1.33ha in area, and is located less than a mile east of Wolverhampton City Centre in an industrial area with some residential. The site has frontages onto Horsley Fields, Union Mill Street and the Birmingham Canal – Wolverhampton Level. Part of the site is within the Union Mill conservation area and is opposite the Bilston Canal Corridor conservation area to the north. Listed buildings abut the northern edge of the site.

## 3. Application Details

3.1 It is proposed to use the site for a waste recycling hub for a period of up to five years. At the conclusion of the five year period the site would be vacated, having been remediated, and made suitable for residential development.

3.2 The site would receive contaminated soil waste from other development sites, which would be cleaned and the recovered material would be used as a product on other

development sites. HGV access would be from Horseley Fields. Union Mill Street would be used for staff access only.

- 3.3 The building at the centre of the site (formerly used by the Royal Mail) would act as site office and storage. Two portacabins, located on the northern side of the site would be used for site management. These start-up works have taken place, and equipment has been located on site (including a batching plant 4-5m high, excavators, a crusher, a weigh bridge, and a wheel wash facility) however the site is not operational at this stage.

#### **4. Relevant Policy Documents**

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)
- 4.3 Wolverhampton City Centre Area Action Plan – Submission document

#### **5. Publicity**

- 5.1 Four representations have been received; two object and two are neutral. A summary of the comments is set out below:
- Increased disturbance from noise
  - Odour from the waste brought onto site
  - Increase in air pollution
  - Increase in traffic on Horseley Fields and connecting roads
  - Proposal is out of character with the area
  - Positive to see something being done with the site

#### **6. Internal Consultees**

- 6.1 Environmental Health – Refer to appraisal
- 6.2 Transportation, Ecology, Historic Environment, & Archaeology – No objection

#### **7. External Consultees**

- 7.1 Environmental Agency, Severn Trent Water, & Canal and River Trust – No objection

#### **8. Legal Implications**

##### Conservation Area

- 8.1 When an application is situated in or affects the setting of a Conservation Area by virtue of Section 72 and Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering the application and exercising their powers in relation to any buildings or other land in or adjacent to a Conservation Area the Local Planning Authority

must ensure that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

- 8.2 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects a listed building or its setting the Council shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.  
(LD/26062015/A).

## 9. Appraisal

- 9.1 The key issues are:-

- Impact on neighbouring properties
- Highways
- Impact on the Conservation Area
- Archaeology
- Ecology

Impact on neighbouring properties

- 9.2 The nearest dwellings to the site are flats, 50m away on Union Mill Street. The proposed layout would locate the noisiest activities in the eastern half of the site, approximately 200m from the dwellings. The site office building would afford a level of screening from this noise source. Recovered material would be located in the part of the site closest to the dwellings. This is the lowest noise generating activity on the site. The applicants have submitted a noise assessment and a working plan which demonstrates that the proposals would not have an adverse impact on the amenity of nearby residents, through noise, subject to a condition

- 9.3 The applicants have provided an air quality assessment based on the highest throughput capacity of the site per annum (200,000 tonnes). Environmental Health confirms that the assessment finds the impact on nitrogen dioxide levels as slightly adverse and is negligible for fine particles. The applicants are due to submit a Health Impact Assessment associated with the emissions from contaminated materials, together with a monitoring strategy. To avoid odours, it is recommended that the treating and composting of organic material is not permitted.

Highways

- 9.4 The applicants have submitted a transport assessment based on the highest throughput capacity of the site per annum. The worst case scenario finds one HGV movement every 3.75 minutes. This would have an impact at peak times, but is not deemed to be a severe cumulative impact in highway terms. It should also be noted that the applicants expect throughput in the early stages of operation to be closer to 100,000 tonnes per annum.

Impact on the Conservation Area and Listed Buildings

- 9.5 The eastern portion of the site is within the Union Mill Conservation area. The site has limited value in heritage terms, with the only above ground structure of note being the

wall alongside the canal, which does not form part of the proposals. The future remediation of the site will make the land suitable for residential development, which through good design can enhance the character of the conservation area, and the setting of the adjoining listed buildings.

#### Archaeology

9.6 Brick walls and stone rollers have been identified during the digging of service trenches as part of the start-up works. An Archaeological Evaluation condition is recommended.

#### 9.7 Ecology

A satisfactory Bat Survey and Protected Species Survey have been submitted.

### 10. Conclusion

10.1 The proposals are in accordance with the Development Plan and contribute to the strategic aims of the Canalside Quarter.

### 11. Detailed Recommendation

11.1 That the Service Director of City Assets be given delegated authority to grant application 15/00305/FUL subject to the receipt of an acceptable Health Impact Assessment, with conditions including the following:

- Temporary permission for five years;
- A remediation strategy submitted within three months of permission ;
- Site operations to be carried out in accordance with the submitted operational working plans
- Drainage plan
- No treating and composting of organic material
- Noise condition
- Outside storage and treatment of waste in the designated areas
- Stock piles maximum height of 5m;
- Wheel cleaning facilities
- All non-road vehicles and stationary plant shall comply with emissions requirements
- Hours of operation shall be limited to:
  - 08:00 to 17:00 Monday to Friday
  - 08:00 to 13:00 Saturday
  - No hours on Sundays and Bank Holidays.
- External lighting shall be in accordance with the lighting installation report dated 26<sup>th</sup> May 2015;
- Air quality monitoring;

(PUBLIC  
Not Protectively Marked)

- Union Mill Street entrance shall be restricted to staff access only.
- Archaeological Evaluation

