

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R.W. Laws Tel: 020 8379 3605

Ward: Edmonton
Green

Application Number : P12-00468PLA

Category: General
Industry/Storage/Warehousing

LOCATION: PEGAMOID SITE, NOBEL ROAD, LONDON, N18 3BH

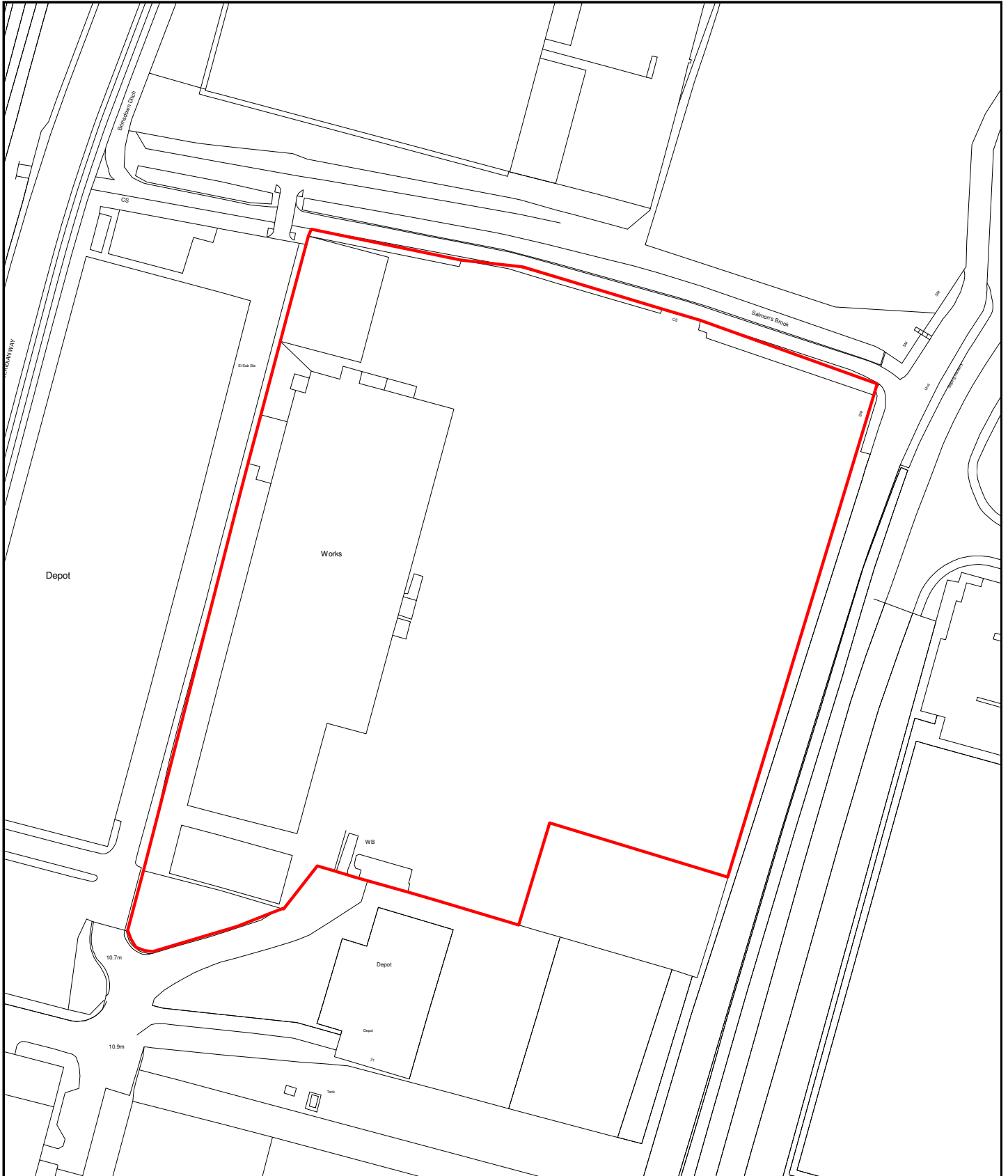
PROPOSAL: Part demolition of existing building and erection of a recycling building to house raw feed stockpile.

Applicant Name & Address:
J O'Doherty (Haulage) Ltd
CAR BREAKERS PEGAMOID SITE,
NOBEL ROAD,
LONDON,
N18 3BH

Agent Name & Address:
Mr P. E. Ottery
112, Southbury Road
Enfield
Middlesex
EN1 1YE

RECOMMENDATION:

That Planning permission be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 14:11

Date of plot: 12/09/2012

1.0 Site and Surroundings

- 1.1 The site is approx. 2 ha in size and a licensed waste transfer and recycling station. It lies to the north of Nobel Road within a long established commercial/ industrial area and is bounded to the north and west by Salmons Brook and to the east and south by other commercial premises. Further west is Meridian Way and the railway line, followed by Montague Recreation ground.
- 1.2 The site is designated as Strategic Industrial Land (SIL) and lies within Flood Zones 2, 3 and 3B. It has a concrete hard standing over the majority of the site, with site offices to the south and storage sheds along the western boundary. The remainder of the site is open with piles of building materials in different stages of grading, various items of plant and open skips.
- 1.3 Access to the site is gained via Thornton road and Noble road.

2.0 Proposal

- 2.1 Permission is sought for the erection of a new “L” shaped recycling building for the housing of raw feed stockpile located along the northern boundary of the site. Its purpose is to enable operational improvements to be made which will also assist in preventing nuisance from noise and dust to adjoining premises, primarily Bestways cash and carry warehouse, directly to the north.
- 2.2 Covering an area of approx. 4,400 sq.m, the dimensions of the building are 120 m in length by 30m in width, with the “L” shaped element being 53m in width. It would have an overall maximum height of 13m. The building would be of conventional industrial design for this type of structure, with a steel frame and largely clad with corrugated square section profile. The proposed colour of the building would be green. The building would be open sided onto the yard to allow free access by vehicles and plant apart from the columns.

3.0 Relevant Planning Decisions

TP/11/0508- Retention of office building and screening shed- granted 27th July 2011.

TP/05/0944/DP1- Details of dust suppression submitted pursuant to condition (3) of appeal under decision Ref ; APPQ5300A/06/2021152 (TP/05/0944) for redevelopment of site for waste transfer and recycling station, including crushing and screening, with associated office building, approved 26 Nov 2009.

TP/05/0944- Redevelopment of site for waste transfer and recycling station, including crushing screening, with associated office building, refused 3May 2006 but allowed on appeal 25May 2007.

TP/03/2004- Use of part of site from storage to waste transfer station, granted 23 June 2004.

TP/03/1170- Change of use from storage to waste transfer station, refused 06 August 2003

4.0 Consultations

4.1 Statutory and Non Statutory Consulters

4.1.1 Environmental Health

No objection raised subject to a condition regarding a Construction Management Plan.

4.1.2 Lee Valley Regional Park

No objection raised.

4.1.3 Thames Water

No objections in terms of sewerage or water infrastructure

4.1.4 Environment Agency

Original objections now resolved providing the underground diesel tank is removed and the imposition of conditions.

4.1.5 Traffic and Transportation

No objections are raised

4.1.6 English Heritage (Archaeology)

It is confirmed there is no requirement for any archaeological investigations

4.2 Public

4.2.1 Consultation letters have been issued to 12 neighbouring premises. Notice was also displayed at the site. No responses received.

5.0 Relevant Policy

5.1 Local Plan

CP 13 Promoting Economic prosperity
CP 14 Safeguarding Strategic Industrial Locations
CP 20 Sustainable Energy use and Energy Infrastructure
CP 21 Delivering Sustainable water supply, Drainage and sewerage infrastructure
CP 22 Delivering Sustainable Waste Management
CP 28 Managing Flood risk through development
CP 29 Flood Management Infrastructure
CP 30 Maintaining and Improving the Built and Open Environment
CP 32 Pollution
CP 36 Biodiversity
CP 37 Central Leaside

5.2 Saved UDP Policies

- (II) GD3- Design
- (II) GD6- Traffic
- (II) GD8- Servicing

5.3 London Plan

- 2.17 Strategic Industrial Location
- 4.1 Developing London's Economy
- 4.4 Managing Industrial Land and premises
- 5.1 Climate Change mitigation
- 5.2 Minimising Carbon Dioxide
- 5.3 Sustainable and Construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and water infrastructure
- 5.16 Waste self sufficiency
- 5.17 Waste Capacity
- 5.21 Contaminated land
- 6.13 Parking
- 7.4 Local Character
- 7.14 Improving air quality
- 7.15 Reducing noise and enhancing soundscapes
- 7.19 Bio diversity and access to nature
- 7.24 Blue Ribbon network

5.4 Other Relevant Policy Documents

National Planning Policy Framework

Emerging NLWA Waste Plan

6. Analysis

6.1 Principle

- 6.1.1 The main issues of consideration are the impact of the proposed building on the character and appearance of the Industrial Area, the impact on the flow of floodwater and storage capacity of the floodplain as well as the impact on surrounding industrial occupiers.
- 6.1.2 The site is already an established Licensed Waste Transfer Site within a Strategic Industrial Area. The use of the site for waste transfer and recycling station including crushing screening was previously allowed on appeal. The principle of the use is therefore already established.

6.2 Character and Appearance of Area

- 6.2.1 Whilst the proposed building is of significant size, there area number of large warehouse developments in the vicinity. As a result it would not be seen as a prominent form of development within this context. Moreover, views in to the site are limited and whilst parts of the site are visible from Ardra Road; there

is an existing belt of trees along this boundary which helps to screen parts of the site.

- 6.2.2 Whilst the proposed building is of a significant size, it is considered that the size, siting and height of the building would not adversely impact on the overall visual amenities of the Industrial Estate having regard to Policy (II) GD3 of the Unitary Development Plan as well as having regard to CP 30 of the Core Strategy.
- 6.2.2 It is also considered that the siting and height of the building would not adversely impact on the amenities of adjoining industrial occupiers especially as the enclosure of activities within the new building would also help to improve issues regarding dust which have been a problem.
- 6.3 Impact on flood storage/ flood plain and Salmons Brook
- 6.3.1 The existing site lies within Flood Zones 3 and 2 and are defined by the Environment Agency as having a high probability of flooding. Salmon's Brook flows along the northern and eastern boundaries of the site and thus a flood risk assessment is required. Following initially assessment, the Environment Agency objected. However discussions have resulted in amendments and the Environment Agency have now lifted their objection subject to the imposition of conditions which are set out in the recommendation below. Subsequently, the Applicants have also removed the diesel storage tank from the plans as requested by the Environment Agency.
- 6.3.2 Subject to the imposition of the conditions requested by the Environment Agency, then the proposed development should not adversely impact on the flood storage capacity/ Flood Plain or adversely impact on Salmons Brook having regard to Core Policies CP 21, 28,, 36 and as well as London Plan Policies 5.12, 5.13 and 5.14 and 7.24.
- 6.4 Traffic Generation and Parking
- 6.4.1 It is confirmed that there will be no increase in traffic movements as a result of the new building above the existing situation. Traffic and Transportation do not raise objection to the proposal and are satisfied that the proposed development would not give rise to conditions prejudicial to the free flow and safety of traffic using the adjoining highway, having regard to policies (II) GD6 and (II) GD8 of the UDP as well as having regard to London Plan policy. Accordingly the proposal is considered acceptable on highway grounds.
- 6.5 Sustainable Design and Construction
- 6.5.1 Due to the nature of the build, policies pertaining to this objective are not applicable in this instance
- 6.6 Other Matters
- 6.6.1 The proposed building would also require a contribution towards the Mayors CIL given the floor space size of the new building.

7. Conclusion

7.1 Having regard to the above, the proposal is considered acceptable for the following reasons:

1. The development would improve facilities at an existing waste site within a Strategic Industrial Location site having regard to Policies 13, 14 and 22 of the Core Strategy, as well as policies 2.17, 4.1, 4.4 5.16 and 5.17 of the London Plan as well as having regard to the National Planning Policy Framework.

2. The proposed new building by virtue of its size, siting, height and appearance would not adversely detract from the character and appearance of the Industrial area or the amenities of surrounding occupiers having regard to Policy (II) GD3 of the UDP as well as Core Policies 14, 30, 32 and 36 of the Core Strategy.

3. The proposed new recycling building to house raw feed stockpile subject to the imposition of appropriate planning conditions would not adversely impact on the flood storage capacity or floodplain, would not result in an unacceptable risk of flooding or create an unacceptable risk of flooding elsewhere or result in potential pollution of controlled waters having regard to Core Policies CP21, 28, 32, 36 as well as having regard to London Plan Policies 5.12, 5.13 5.14 & 5.21.

4. The proposed development would not give rise to conditions prejudicial to the free flow and safety of traffic or adjoining highway having regard to Policies (II) GD6 and (II) GD8 of the UDP as well as having regard to London Plan Policy 6.13.

8. Recommendation

8.1 That Planning permission be GRANTED subject to the following conditions:

1. C60- Approved Drawings

2. C7- Details of materials

3. C10- Levels

4. The development permitted by this planning permission shall be carried out in accordance with the information submitted in support of this planning application including the approved Flood Risk Assessment (FRA) for the Former Pegamoid Works, Nobel Road, Edmonton Ref ; 4059/2.3F, July 2011 and the proposed site layout plan 02, 26.1.12 and the following mitigation measures detailed within the FRA

i) The ground level in the proposed recycling building will not be raised

ii) The whole of the south side of the building will be left open, with no obstructions to flood flow

iii) The existing portacabin office will be removed

Reason: To prevent increased flood risk offsite.

5. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing by the Local Planning Authority), shall take place until a scheme that includes the following

components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing by the Local Planning Authority:

- i). A site investigation scheme, based on the previously submitted preliminary risk assessment to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- ii). The results of the site investigation and detailed risk assessment referred too in (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iii.) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation Strategy in (ii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect groundwater. The site lies in a highly vulnerable groundwater area and previous use of the site may have led to contamination.

6. No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results for sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long term monitoring and maintenance plan) for the longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long –tem monitoring and maintenance plan shall be implemented as approved.

Reason: To protect groundwater. This condition ensures that all contaminated material identified on site has been removed or remediated.

7. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation Strategy shall be implemented as approved.

Reason: Intrusive investigations will not necessarily capture all contaminants present, hence the need to keep a watching brief and to appropriately address any new source discovered during excavation and development.

8. No infiltration of surface water drainage into the ground is permitted other than with written express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To protect groundwater. The site lies on a Secondary A aquifer, and is adjacent to a surface watercourse. The site may be contaminated from its previous use and groundwater is at a very shallow depth.

9. The development hereby permitted shall not be commenced until such time as a scheme to contain drainage from the waste storage and treatment areas has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect groundwater. Bulking and transfer and non- hazardous waste must be carried out on a impermeable surface with sealed drainage system.

10. No development shall take place until a scheme for the provision and management of a buffer zone alongside the Salmons Brook shall be submitted to and agreed in writing by the Local Planning Authority. There after the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing by the Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, and could form a vital part of the green infrastructure provision The schemes shall include:

- i. Plans showing the extent and layout of the buffer zone
- ii. Details of the proposed native species planting scheme.

Reason: Development that encroaches on watercourses has a potentially severe impact on their ecological value. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected.

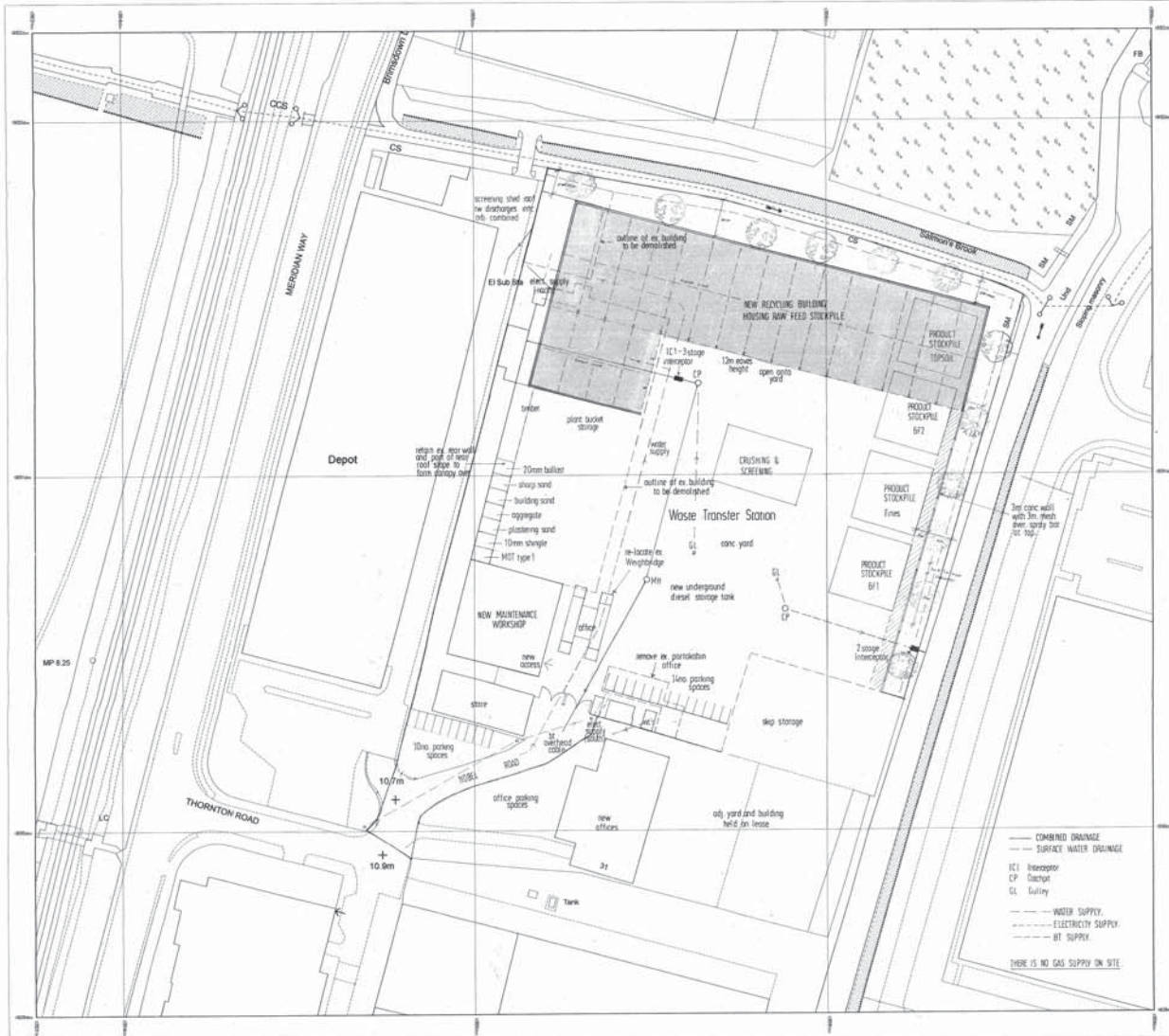
11. The development hereby permitted shall not be commenced until such time as a scheme to re-grade the Salmons Brook has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with timing/ phasing arrangements embodied within the scheme, or within any other period as may subsequently agreed , in writing by the Local Planning Authority.

Reason: Development that encroaches on watercourses has a potentially severe impact on their ecological value. Land alongside watercourses is particularly valuable for wildlife and it is essential that this is protected.

12. No development shall take place until a Construction Management Plan, written in accordance with the “London Best Practice Guidance: The control of dust and emissions for the “construction and demolition” has been submitted to and approved in writing by the Local Planning Authority. Once approved the Construction Management Plan shall be fully implemented for the duration of any demolition and construction works.

Reason: In order to protect the amenities of the surrounding area during construction.

13. C51A time Limit

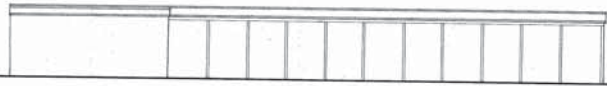


Copyright © 2012 Ordnance Survey. All rights reserved. Ordnance Survey is a registered trademark of Ordnance Survey. Ordnance Survey, the OS logo and the Meridian are registered trademarks of Ordnance Survey. The Ordnance Survey name, logo and the OS logo are registered trademarks of Ordnance Survey. All other trademarks are the property of their respective owners. Ordnance Survey is not responsible for any loss or damage arising from the use of this information. Ordnance Survey is not responsible for any loss or damage arising from the use of this information. Ordnance Survey is not responsible for any loss or damage arising from the use of this information.

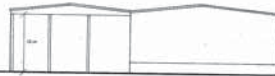
Scale 1:500
 Proposed site layout plan 1:500
 Date: 26.1.2012

J. O'Doherty (haulage) Ltd
 PEGAMOD SITE, NOBEL ROAD, LONDON, N18
 proposed site layout plan 1:500
 26.1.2012 02

LONDON: 27 FEB 2012
 DEVELOPMENT SERVICES



front elevation



side elevation - east



rear elevation



side elevation - west

any other rights reserved
the copyright of which may
be used without the owner's
written consent.

LONDON ARCHITECTS & ENGINEERS
27 FEB 2012
DEVELOPMENT SERVICES



NOTES
All dimensions must be checked on site and not scaled from this drawing.

A	Date	Revisions

© copyright

Client

J. o'doherty (haulage) ltd.

Job Title

proposed recycling building
housing raw feed stockpile.

Drawing Title

PEGAMOID WORKS,
NOBEL RD, LONDON, N 18.

Scale

1:500

Date

26.1.2012

Drawn by

AS

Dwg No.

03

Rev.

304 x 420mm A2