

Application Ref: 14/00063/M4FUL

Proposal: Development of Household Recycling Centre and associated works, with retention of existing waste electrical and electronic equipment re-use facility and existing B1 offices

Site: Dodson House, Fengate, Peterborough, PE1 5FS
Applicant: Viridor Waste Management

Agent: Axis

Site visit: 27.01.2014

Reason referred: Major application of public interest which is a Council Scheme.

Case officer: Mrs T J Nicholl
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Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site Description

The site of Dodson House is rectangular in shape although this application site boundary also includes an area within the adjacent site, currently being developed for the Council's Energy from Waste Facility (EfW) because the EfW and proposed Household Waste Recycling Centre (HWRC) would share an access off Fourth Drove for HGV traffic. The site area is approximately 2.8 hectares. It contains a large rectangular profiled steel clad building the majority of which is unused but was last in use as a factory and has permission for Class B1, B2 and B8 development as well as an extant permission for a waste transfer station (ref 12/01515/M4FUL). Part of the building is presently in use as a Waste Electronic and Electrical Equipment (WEEE) recycling facility and the two storey offices to the front (recently granted a "stand-alone" planning permission for B1 office use (ref 13/01329/R3FUL) are occupied by the Council's Highways and Transportation Team.

Presently, the site can be accessed either off Fengate or from Dodson Way and there is a hard surfaced car park to the front of the building with "overspill" parking to the southern side adjacent to Dodson Way. The majority of the site around the building is hard-surfaced except part of the yard area to the rear which is covered in loose chippings and a landscaped area to the frontage which is grassed.

To the south of the site on the opposite side of Dodson Way are a number of small business units. To the north is the Energy from Waste site currently being developed. To the east is the compound area serving the EfW development and adjacent to that area is the Le Maitre Fireworks Factory. Beyond is the Fen Edge and the Flag Fen Centre lies approximately 600 metres due east. Further employment premises are situated opposite, to the west and along Fengate. The site lies within a General Employment Area allocated by policy SA11 of the Peterborough Site Allocations DPD and identified on the Proposals Map. The site also falls within an area identified on the Proposals Map as an existing waste site.

Proposal

The proposal is for the change of use of the existing building to provide a Household Waste Recycling Centre and retention of the WEEE re-use facility and the offices. In order to facilitate

this development, alterations to the vehicular access are proposed as well as alterations to the building and on site infrastructure. The external works to the building and site include the following;

- Demolition of existing two lean-to buildings on the north elevation of the main building and make good with matching cladding
- Changes to various roller shutter doors and personnel doors to the northern and eastern elevations
- Provision of concrete ramps to the northern and eastern elevations to enable cars/light vehicles to enter and leave the HWRC
- Extension to part of the hard surfaced area to the rear of the building (adjacent the east elevation) to create the lorry turning area
- Provision of a fire water tank and pump house in the yard area to the side/rear of the building
- Provision of additional fencing around the site, including acoustic fencing along the southern boundary adjacent to Dodson Way
- Provision of lighting and CCTV
- Provision of a sustainable surface water drainage scheme (details to be agreed later).

The proposal includes changes to the present vehicular access as follows;

- HGVs will use the Fourth Drove entrance/exit via the Energy from waste site once this entrance is completed and brought into use (likely when the EfW becomes operational)
- The access to the north of the building, off Fengate will become an in/out access for visitors to the HWRC only. The revised access will include a short two lane exit and pedestrian refuges to enable safe pedestrian crossing of the access. (Out of public hours this entrance may be used by HGVs/vehicles servicing the site)
- The entrance off Dodson Way will be retained for use by employees working at this site and the adjacent EfW site and visitors to the WEEE (people dropping off electricals), to access the car parking provided to the front and side of Dodson House.
- During the period between the HWRC opening and the access via Fourth Drove being brought into use when the EfW opens, the Dodson Way access is proposed to be used temporarily by HGVs visiting the HWRC and WEEE facilities. It is estimated that this period may last 6-9 months.

Off-site highway works are proposed as follows;

- Provision of a footpath to link the existing footpath just south of Dodson Way to a point up to Fourth Drove
- Works to Dodson Way entrance to reduce the gradient
- Provide bell-mouth entrance to the HWRC off Fengate and widening of Fengate

Internal works to the building will be required to enable a raised platform "deck" to be created to accommodate vehicles. This will enable visitors to place their waste into skips located at the current ground level and for the waste to be segregated in the normal manner. Internal stairs will be constructed to enable staff to move between the two levels. A HWRC office would be placed at one end of the deck. A mechanical ventilation system will also be required to be installed.

If this proposal is permitted, it will replace the current HWRC at Dogsthorpe. The HWRC would likely employ 10 members of staff. The WEEE re-use facility will continue to employ 6 members of staff and to provide training opportunities for people who find themselves long term unemployed.

The proposed opening hours of the HWRC are as follows:

1st October to 31st March

08:00 to 16:00 7 days a week

1st April to 30th September

08:00 to 18:00 with extended opening until 20:00 Mondays and Thursdays

The facility will close at 16:00 on Bank Holidays and 12:00 on Christmas Day, Boxing Day and New Year's Eve

There may be limited HGV movements outside of these hours. This will involve occasional HGVs coming to take material away when skips are full.

The WEEE re-use will continue to operate as present:

08:00 to 18:00 Monday to Saturday

09:00 to 16:00 on Sundays and Bank Holidays,

Only open for customers between 09:30 to 16:00.

2 Planning History

Reference	Proposal	Decision	Date
13/00004/SCREEN	Request for EIA Screening opinion for the development of a Household Recycling centre	Comments	29/07/2013
13/01329/R3FUL	Change of use of the offices from B1(c), B2, B8 use to general use B1, B2 and/or B8 use	Permitted	28/10/2013
12/01515/M4FUL	Change of use and minor external works (including partial demolition) to enable the use of the former Ray Smith Group building as a Waste Transfer Station (WTS)	Permitted	27/03/2013
12/00755/MMFUL	Extension of time of application 08/01577/MMFUL – integrated materials Recycling facility	Permitted	05/10/2012

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Core Strategy DPD (2011)

CS14 - Transport

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

CS21 - Biodiversity and Geological Conservation

Development should conserve and enhance biodiversity/ geological interests unless no alternative sites are available and there are demonstrable reasons for the development.

CS22 - Flood Risk

Development in Flood Zones 2 and 3 will only be permitted if specific criteria are met. Sustainable drainage systems should be used where appropriate.

Peterborough Site Allocations DPD (2012)

SA11 - General Employment Areas and Business Parks

Within the allocated General Employment Areas and Business Parks planning permission will be

granted for employment uses (classes B1, B2 and B8 within the GEAs, classes B1(a) and B1(b) within the Business Parks).

Cambridgeshire & Peterborough Mineral and Waste Core Strategy DPD (2011)

MW02 - Strategic Vision and Objectives for Sustainable Waste Management Development

Growth will be supported by a network of waste management facilities which will deliver sustainable waste management. The facilities will be 'new generation' which will achieve higher levels of waste recovery and recycling in line with relevant targets. They will also be of high quality design and operation, contributing towards addressing climate change and minimising impacts on communities in Cambridgeshire and Peterborough. There will be a network of stand alone facilities but also co-located facilities in modern waste management 'eco-parks'. The network will manage a wide range of wastes from the plan area, contributing to self-sufficiency but also accommodating the apportioned waste residues from London or authorities in the East of England. Any long distance movement of waste should be through sustainable transport means - such facilities will be safeguarded via Transport Zones. A flexible approach regarding different types of suitable waste technology on different sites will be taken and Waste Consultation Areas and Waste Water Treatment Works Safeguarding Areas will be designated to safeguard waste management sites from incompatible development. A proactive approach to sustainable construction and recycling will be taken and strategic developments will need to facilitate temporary waste facilities to maximise the reuse, recovery and recycling of inert and sustainable construction waste throughout the development period. Where inert waste cannot be recycled it will be used in a positive manner to restore sites. The natural and built historic environment will continue to be protected with an increased emphasis on operational practices which contribute towards climate change and minimise the impact of such development on local communities. (Policy CS2 sets out a list of strategic objectives to support this vision; those of relevance will be discussed in the body of the report).

MW14 - The Scale of Waste Management Provision

Sets out the amounts of waste provision and timescales for the various types of waste management facility to be provided for by the Waste Planning Authority by 2026.

MW15 - The Location of Future Waste Management Facilities

A network of waste management facilities will be developed across Cambridgeshire and Peterborough. The spatial distribution of the network will be guided by various economic and environmental factors (the relevant details of which will be discussed in the main body of the report).

MW16 - Household Recycling Centres

A network of household recycling facilities easily accessible to local communities will be developed through the Site Specific Proposals Plan, including amongst broad location areas, a site in Peterborough. New developments will contribute towards the provision of household recycling centres, consistent with the RECAP Waste Management Design Guide and additionally through POIS or CIL (in the event this supersedes the current mechanism).

MW18 - Waste Management Proposals Outside Allocated Areas

Waste management development proposals outside allocated areas will be considered favourably where they meet the listed criteria.

MW22 - Climate Change

Minerals and waste proposals will need to take account of climate change over the lifetime of the development, setting out how this will be achieved. Proposals will need to adopt emissions reduction measures and will need to set out how they will be resilient to climate change. Restoration schemes which contribute to climate change adaption will be encouraged.

MW24 - Design of Sustainable Minerals and Waste Management Facilities

All proposals for minerals and waste management development must achieve a high standard in design and environmental mitigation. Waste Management proposals must be consistent with guidance set out in The Location and Design of Waste Management Facilities SPD.

MW29 - The Need for Waste Management Development and the Movement of Waste

Proposals for new or extended waste management development will be permitted where they meet a demonstrated need within Cambridgeshire and Peterborough. Applicants will be required to enter into binding restrictions on catchment area, tonnages and/or types of waste. Permission may be granted for development involving importation of waste from outside the Plan area where it is demonstrated it is sustainable.

MW32 - Traffic and Highways

Minerals and Waste development will only be permitted where it meets the criteria set out in this policy.

MW34 - Protecting Surrounding Uses

Mineral and waste management development will only be permitted where it can be demonstrated (with mitigation where necessary) there is no significant harm to the environment, human health or safety, existing or proposed neighbouring land uses, visual intrusion or loss of residential/other amenity.

MW35 - Biodiversity and Geodiversity

Mineral and waste management development will only be permitted where there will likely be no significant adverse effect on local nature conservation or geological interest. Where it is demonstrated there are overriding benefits to the development compensation and/or mitigation measures must be put in place. Proposals for new habitat creation must have regard to the Peterborough Biodiversity Action Plan and supporting Habitat and Species Action Plans.

MW39 - Water Resources and Water Pollution Prevention

Mineral and waste management development will only be permitted where it is demonstrated there is no significant adverse impact or risk to;

- a. Quantity or quality of groundwater/water resources
- b. Quantity or quality of water enjoyed by current abstractors unless alternative provision is made
- c. Flow of groundwater in or near the site

Adequate water pollution control measures will need to be incorporated.

Peterborough Planning Policies DPD (2012)

PP13 - Parking Standards

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

PP16 - The Landscaping and Biodiversity Implications of Development

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

4 Consultations/Representations

Transport & Engineering Services (24.03.14)

No objections subject to the following being provided;

1. Pedestrian refuge on the HRC access
2. Dodson Way to be re-graded between Fengate and the entrance to the first car park of Vitas Vending to achieve a uniform gradient

3. Landscaping mound to the site frontage be removed to allow suitable vehicle to vehicle visibility splays

All the above and other proposed off site works, parking and turning areas, pedestrian routes and cycle provision to be secured by conditions.

Drainage Team (01.04.14)

No objections subject to drainage conditions

Wildlife Officer (31.03.14)

No objections. Recommends a condition to secure native shrubs and trees to any landscaping and requests a range of nesting boxes be installed to enhance biodiversity.

Pollution Team (04.04.14)

No objections subject to details of ventilation system to be submitted and approved prior to installation

Environment Agency (07.02.14)

No objection subject to imposition of a drainage condition.

Health & Safety Executive (26.03.14)

No objections

Anglian Water Services Ltd (02.04.14)

No objections

Police Architectural Liaison Officer (29.01.14)

No objection.

Local Residents/Interested Parties

Initial consultations: 35

Total number of responses: 0

Total number of objections: 0

Total number in support: 0

No representations have been received.

5 Assessment of the planning issues

The Key Issues are as follows;

1. The principle of the development (the change of use to HWRC)
2. Traffic, Transport and parking issues
3. Visual appearance/street scene
4. Impacts on surrounding users e.g. noise, visual, lighting, air quality/dust, health and safety
5. Drainage
6. Other issues (Biodiversity, Climate Change, Cultural Heritage)

1. Principle of Development

Cambridgeshire and Peterborough Minerals and Waste Core Strategy (the MW Core Strategy) policy CS2 sets out a strategic vision for provision of a new generation of facilities across the plan area that achieve higher levels of waste re-use and recycling, such facilities being of a high quality in their design and operation. The facilities can be stand alone or co-located with other waste facilities. Policies CS15 and CS16 set out the factors which should influence the siting of such

facilities (including employment/previously used land, reduction in movement of waste, highway capacity and sensitive receptors etc.) Policy CS16 states that new household recycling centres will be needed in Peterborough.

The proposal is in accordance with the above policies. A more modern HWRC is required for Peterborough as the facility at Dogsthorpe is no longer fit for purpose. The site is within an existing employment area and the proposal will make use of an existing building. It will be located adjacent to the Council's Energy from Waste development and co-located with the WEEE. The site is accessible but is not located close to residential properties. In principle, therefore the provision of a HWRC with the retention of the WEEE and offices is acceptable.

2. Traffic, Transport and Parking Issues

The application proposes a joint access and parking arrangement with the approved Energy from Waste Facility to the North. In summary, HGVs visiting both sites will enter and leave via a widened access off Fourth Drove. Employees and visitors of/to the EfW, HWRC, WEEE and the offices will enter via Dodson Way and use the existing car park to the front of Dodson House and spaces which shall be marked out to the side of Dodson House on the existing hardstanding. Visitors to the HWRC will have a dedicated entrance and exit off Fengate. The proposal therefore separates out the traffic by type of vehicle and to a degree by employee and customer.

Policy CS32 of the MW Core Strategy sets out that waste development will only be permitted where the appropriate means of transport are used and the network is suitable or can be made suitable to accommodate the traffic safely and without affecting residential amenity or the environment. Policy CS14 of the Peterborough Core Strategy contains similar policies but the focus is more on provision of sustainable transport and reducing the need to travel by car. Policy PP13 of the Peterborough Planning Policies DPD states that permission will only be given where the development makes appropriate parking provision for all modes of transport in accordance with the Council's parking standards.

The applicant has submitted a Transport Assessment with the application which deals with anticipated traffic visiting both the proposed HRWC and the EfW, given that the access arrangements will be shared. With regards to the HWRC the anticipated HGV movements will be no more and likely less than would be expected for an industrial building i.e. less than currently permitted for the building. Clearly, a HWRC draws a significant amount of car-borne traffic. The Highway Authority has accepted that the existing wider transport network can absorb this traffic. It will be diverted from the existing HWRC at Dogsthorpe to the proposed site. However, some improvements are required at or near the site to make the development acceptable i.e.

- Reducing the gradient to Dodson Way as it is currently steeper than would usually be permitted - this is required because employees at both Dodson House and the EfW will have to use this access (rather than the choice of access points as currently exists)
- Improvement to visibility for vehicles exiting Dodson Way by removing the landscape mound to the front of Dodson House
- Providing a 2.0 metre wide footpath to join up with the existing footpath (south of Dodson Way up to Fourth Drove)
- Provision of pedestrian refuges to the proposed HWRC entrance off Fengate
- Provision of adequate car and cycle parking

The applicant has agreed to undertake the works set out above and this can be dealt with by the imposition of conditions to ensure that these works are carried out prior to the opening of the HWRC.

With regard to car parking, previous permissions for the EfW and the Dodson House offices have set the required parking levels at 20 and 57 respectively. This amount of parking will stay the same albeit reconfigured within the Dodson House site. It is proposed that 20 spaces will be provided for the HWRC employees and WEEE staff and customers. The Council's parking standards require that one space per full time staff plus drop off/waiting facilities are provided for users of the site. The proposed twenty spaces will meet the staff requirements for the HWRC and

WEEE plus enough space for WEEE customers. The HWRC customers have a separate drive through arrangement. Cycle parking already exists on site for the office staff and the Highway Authority has requested four additional cycle spaces for HWRC/WEEE staff. This will be covered by imposing a condition.

The application sets out that for a temporary period of 6-9 months, HGVs visiting the HWRC and WEEE will need to use the Dodson Way entrance until the Fourth Drove entrance is constructed and available. This is acceptable and will be covered by condition.

Therefore, with regard to traffic, transport and parking issues, the proposal meets the policy requirements set out above and is acceptable subject to conditions.

3. Visual appearance/Street scene

Policy CS24 of the MW Core Strategy requires that all proposals for waste development are required to achieve a high standard of design. This proposal makes use of an existing largely vacant building and only limited external alterations are required to enable the building to be used for a HWRC. From public viewpoints e.g. Fengate and Dodson Way, the building will appear largely the same as it does at present. There will therefore be no visual harm to the street scene or surrounding area.

4. Impacts on Surrounding Users

Noise

A noise assessment has been submitted with the application. This noise assessment concludes that the proposals will have no detrimental impact upon the nearest noise sensitive receptors i.e. the nearest residential properties (Fengate Mobile Home Park - 650 metres away, properties off Fengate to the south - 880 m away, properties off Padholme Road East - 660 m away or the hotel off Newton Way - 680 m away).

Although the site is within an established employment area and so noise is to be expected, the applicant proposes to erect an acoustic fence varying in height between 3 and 5 metres along the Dodson Way boundary. This is to assist reduction in noise levels to the other commercial units off Dodson Way. The noise assessment states that there will likely be some high peaks in noise during the construction phase of the development but this will be temporary.

The Pollution Control Team raises no objections and advises that noise will be covered in the Environmental Permit required by the Environment Agency. However, details of the ventilation system will need to be submitted for approval.

Policy CS34 of the MW Core Strategy states that waste development will only be permitted where there would be no significant harm to existing or proposed neighbouring land uses or loss to residential or other amenities. It is considered that the development will comply with this policy.

Visual

As set out above, there are limited external changes to the building proposed. Such changes will not impact upon the surrounding users. Much of the side elevation of the building and yard area to Dodson Way will be screened off by the acoustic fence.

Lighting

There will be occasions when the HWRC and WEEE facility are open to the public during hours when daylight will be fading. There will also be occasional site operations taking place outside of public hours during hours of darkness. The Highway Authority has requested that lighting needs to be agreed and so to protect both highway safety and surrounding users in accordance with policies CS32 and CS34 of the MW Core Strategy, a condition will be imposed on any approval requiring that details of external lighting are to be submitted and approved prior to erection.

Air quality/dust

An air quality assessment, odour and dust management plan have been submitted as part of the application. These appear to adequately set out on site management measures that will deal with any such issues. A mechanical ventilation system is proposed to be installed within the building to deal with internal odour.

An Environmental Permit will be required from the Environment Agency for the site to operate as a HWRC. The permit will require a working plan to be submitted to the EA as part of the permit process. It is considered that with regard to air quality, dust and odour there is no need to duplicate the Environmental Permitting process in order to control these aspects of the development as the EA will have adequate controls through the permit should issues arise. Confidence can be had that the proposal will comply with policy CS34 of the MW Core Strategy.

Health and safety

On site health and safety is a matter for the site operators and is controlled by other legislation. The relationship of the proposed development to the nearby Le Maitre Fireworks Factory is a material consideration because any potential incident at the Fireworks Factory could affect persons at the site and conversely any planning permission granted could potentially affect the licence/permit granted to the Fireworks Factory by the Health and Safety Executive. However, having consulted the HSE, no objections have been raised and as such the proposal complies with policy CS34 of the MW Core Strategy which requires that there be no significant harm to human health or safety.

5. Drainage

A Flood Risk Assessment submitted with the application sets out that the majority of the site lies within Flood Zone 1 (lowest risk) and two areas in the southeast corner of the site and the northeast corner of the EfW site (where the access will be) are located in Flood Zones 2 and 3. As development has been permitted on both sites, the applicant suggests that no sequential test is needed and this is accepted.

Policy CS22 of the Peterborough Core Strategy sets out that where development is located in Flood Zones 2 or 3 a Flood Risk Assessment will need to demonstrate that there is a positive approach to reducing flood risk overall and that appropriate sustainable drainage systems should be put in place. Policy CS39 of the MW Core Strategy is concerned with the prevention of pollution of surface or ground water resources.

The Flood Risk Assessment recommends the following;

- A Flood Warning and Evacuation Plan be developed in consultation with PCC Emergency Planners
- The detailed drainage design shall be submitted for approval prior to the commencement of the development
- Any works within 7 metres of the top of the bank to the watercourse running to the east of the site will need approval from the PCC drainage team.

The Environment Agency and PCC's Drainage Team raise no objections subject to a condition requiring submission of a surface water drainage scheme.

Anglian Water confirm that the current foul water drains have capacity to take foul water from the development.

It is considered that the proposal will be able to comply with the above policies by the submission of an acceptable surface water drainage scheme which can be covered by a condition.

6. Other Issues

Biodiversity

Policy CS35 of the MW Core Strategy states that waste development will only be permitted where it can be demonstrated that the proposal will result in no significant adverse impact on sites of nature conservation or any landscape feature that is of principal importance for wild flora or fauna. Policy CS21 of the Peterborough Core Strategy goes further and states, amongst other things that the Council will require the inclusion of beneficial features for biodiversity in new developments as

part of good design. The Council's Wildlife Officer has requested that bird boxes be incorporated into the development.

Whilst this proposal does not include a new building, but the adaption of an existing building, if permission is granted and implemented, this will be a "new chapter" in the planning history of the site and as such is new development. The site presently contains very little landscaping of any biodiversity value. There is opportunity here to make a beneficial contribution towards biodiversity in accordance with policy CS 21 by including bird nesting boxes. Although a Corporate matter rather than a planning matter, the Council should be taking a lead on such matters on their own developments. It is therefore proposed to require that bird boxes be provided to comply with policy CS21.

Climate Change

Policy CS22 of the MW Core Strategy states that waste management proposals must take account of climate change for the lifetime of the development. By its nature the proposed HWRC and WEEE will mainly attract customers arriving by car, however, the proposal is to replace the current facility located at Dogsthorpe landfill site. The proposed site is considered to be more accessible to the wider area of Peterborough. The proposed use is making a positive contribution to climate change through the re-use and recycling of materials. The re-use of a largely empty building to provide the facility also makes a positive contribution towards climate change. Surface water will also be required to be dealt with through a sustainable surface water drainage scheme. The proposal is therefore in accordance with policy CS22.

Cultural Heritage

Whilst the proposal is located approximately 600 metres from Flag Fen Scheduled Monument (SM) and visitor centre, there are no deep intrusive ground works that would affect the hydrology of the area and no significant visual changes to the appearance of the site. Therefore the proposal will not affect the preservation or the setting of the SM. Consideration of previous applications for development at Dodson House and responses of the archaeological officer have confirmed that within the site to be developed (i.e. the building and yard area) previous archaeological campaigns of the 1970's, 1980's and 1990's resulted in the area being recorded satisfactorily. There are no nearby listed buildings or Conservation Areas. The proposal is therefore acceptable and complies with policy CS36 of the MW Core Strategy which is concerned with archaeology and the historic environment.

6 Conclusions

The proposed development is both acceptable in principle and in respect of the issues set out above. Where further detail is required this can be dealt with by the imposition of conditions. The development complies with the relevant policies of the development plan and there are no material considerations which weigh against the proposal. In accordance with Section 38(6) of the Town and Country Planning and Compensation Act and with advice contained in the National Planning Policy Framework, as the development accords with an up to date Local Plan, it should be approved.

7 Recommendation

The case officer recommends that planning permission is **GRANTED** subject to the following conditions:

- C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan drawing EXT/9602/A/001 PL1
Existing site layout drawing EXT 9602/A/002 PL1
Existing elevations drawing EXT/9602/A/006 PL1
Proposed site layout drawing EXT/9602/A/003 PL5
Existing building layout drawing EXT/9602/A/004 PL4
Proposed building layout drawing EXT/9602/A/005 PL4
Proposed elevations drawing EXT/9602/A/007/PL4
Proposed sprinkler installation drawing EXT/9602/A/009 PL4
Fencing plan drawing EXT/9602/A/011 PL5
Acoustic fence details drawing EXT/9602/A/012 PL4
Proposed site management plan drawing EXT/9602/A/013 PL5

Reason: To clarify what is hereby approved.

- C 3 Prior to the erection of any external lighting, details of the lighting (including its positioning, lux values and measures to prevent light spillage outside the site) shall be submitted to and approved in writing by the local planning authority. No external lighting shall be erected except in accordance with the approved details.

Reason: To prevent any danger by way of glare or dazzle to highway users in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD, policy CS14 of the Peterborough Core Strategy and policy PP12 of the Peterborough Planning Policies DPD.

- C 4 The Household Recycling Centre shall not be brought into use until the areas shown as parking and turning on the approved plan have been drained, surfaced, and the parking marked out in bays, and those areas shall not thereafter be used for any purpose other than the parking and turning of vehicles. At least 57 spaces shall be provided for employees and visitors to the offices and at least 20 spaces shall be provided for employees and visitors to the Household Recycling Centre and WEEE re-use.

Reason: In the interest of Highway safety, in accordance with Policies CS14 of the Adopted Peterborough Core Strategy DPD and PP12 and PP13 of the Adopted Peterborough Planning Policies DPD.

- C 5 The Household Recycling Centre shall not be brought into use until the areas for the loading and unloading of vehicles as shown on the approved plans have been drained and surfaced [or other steps as may be specified], in accordance with details submitted to and approved in writing by the Local Planning Authority, and those areas shall not thereafter be used for any purpose other than for the loading and unloading of vehicles.

Reason: In the interest of Highway safety, in accordance with Policies CS14 of the Adopted Peterborough Core Strategy DPD and PP12 of the Adopted Peterborough Planning Policies DPD.

- C 6 The Household Recycling Centre shall not be occupied until space has been laid out within the site for 4 additional staff bicycles (additional to the existing provision shown on the approved proposed site layout drawing EXT/9602/A/003 PL5) to be parked, and that area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: In order to promote the use of sustainable modes of transport, in accordance with Policies CS14 of the Adopted Peterborough Core Strategy DPD and PP12 and PP13 of the Adopted Peterborough Planning Policies DPD.

- C7 Prior to the Household Recycling Centre being brought into use, the following works shall be carried out and completed in accordance with the details shown on the approved Proposed Site Layout drawing EXT 9602/A/003 PL5;
- A 2m wide connecting footway between the existing footway north of Titan Drive to the existing footway on the south of Fourth Drove.
 - Widening of the existing northern access to Dodson House and the construction of 2 pedestrian refuges.
 - Construction of a right-turn lane into the northern access to Dodson House.
 - Regrading (levelling out) of the Dodson Way junction, including removal of landscaped mound to the north.

Reason: In the interests of highway safety, and to promote the use of sustainable modes of travel, in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy, policy CS14 of the Adopted Peterborough Core Strategy DPD and policy PP12 of the Adopted Peterborough Planning Policies DPD.

- C8 The Household Recycling Centre shall not be brought into use until the pedestrian access routes have been constructed / marked out in accordance with the approved plans.
Reason: In the interest of Highway safety, in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy, policy CS14 of the Adopted Peterborough Core Strategy DPD and policy PP12 of the Adopted Peterborough Planning Policies DPD.

- C9 Prior to the commencement of the development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include amongst other matters:
- a scheme of chassis and wheel cleaning for construction vehicles including contingency measures should these facilities become in-operative and a scheme for the cleaning of affected public highways;
 - a scheme of working hours for construction and other site works;
 - a scheme for construction access from the Parkway system, including measures to ensure that all construction vehicles can enter the site immediately upon arrival, adequate space within the site to enable vehicles to load and unload clear of the public highway and details of any haul routes across the site;
 - a scheme for parking of contractors vehicles;
 - a scheme for access and deliveries including hours.

The development shall thereafter be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Local Planning Authority.

Reason: Reason: In the interest of Highway safety, in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy, policy CS14 of the Adopted Peterborough Core Strategy DPD and policy PP12 of the Adopted Peterborough Planning Policies DPD.

- C10 Within 12 months of the Household Recycling Centre being brought into use, all HGVs visiting the HRC shall enter and leave the site via Fourth Drove as shown on approved "proposed site layout" drawing EXT 9602/A/003 PL5. The exceptions to this are that (1)

outside of the approved opening hours to the public, HGVs may enter and leave via the Fengate access to the HRC and (2) during an emergency.

Reason: In the interest of Highway safety, in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy, policy CS14 of the Adopted Peterborough Core Strategy DPD and policy PP12 of the Adopted Peterborough Planning Policies DPD.

C11 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

1. Full detailed surface water calculations to ensure adequate surface water drainage facilities on site for all events up to and including 1% (1 in 100 AEP) plus climate change;
2. Confirmation that the hierarchy of drainage has been followed;
3. An assessment of overland flood flows; and
4. Details of how the scheme shall be maintained and managed after completion for the lifetime of the development

Reason: To prevent the increased risk of flooding, both on and off site in accordance with policy CS22 of the Peterborough Core Strategy and policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

C12 Prior to the Household Recycling Centre being brought into use, details of a flood warning and evacuation plan as suggested in the submitted Flood Risk Assessment, shall be submitted to and approved in writing by the local planning authority. The HRC shall thereafter operate in complete accordance with the approved details.

Reason: To protect human health and safety in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

C13 The materials to be used in the external surfaces of the new buildings and the refurbished and replaced parts of the existing building shall be in accordance with the details shown on the approved Proposed Elevations drawing EXT 9602/A/ 007 PL4 and the Proposed Sprinkler Installation drawing EXT 9602/A/009 PL4.

Reason: In the interest of good design and the visual appearance of the development in accordance with policy CS24 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

C14 Prior to the Household Recycling Facility being brought into use, all boundary and acoustic screen fencing shall be erected in accordance with the approved details on drawings EXT 9602/A/011 PL5 (proposed fencing plan) and EXT/A/012 PL4 (acoustic fence details). All new pallisade fencing shall be painted dark green.

Reason: In the interests of the visual appearance of the development and the amenity of the neighbouring unit holders on Dodson Way in accordance with policies CS24 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

C15 Prior to the installation of any mechanical or alternative ventilation system, full details of the system and its position (including all flues) within and external to the building shall be submitted to and approved in writing by the local planning authority. The ventilation system shall be installed and shall be fully operative in accordance with the approved details prior

to the household recycling centre being brought into use. Thereafter, it shall be retained and operative in full working order.

Reason: In order to limit odour in the interests of human health and amenity in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

- C16 The Household Recycling Centre shall not be open to the public except during the following hours:

1st October to 31st March - 08:00 to 16:00 7 days a week

1st April to 30th September - 08:00 to 18:00 7 days a week with extended opening until 20:00 on Monday and Thursdays

Notwithstanding the above, the HRC shall close to the public at 16:00 on Bank Holidays and at 12.00 noon on Christmas Day, Boxing Day or New Year's Day.

Reason: In the interests of the amenity of the nearest residential occupiers in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

- C17 The stand alone B1 office space (i.e. not the ancillary staff office space to the WEEE and Household Waste Recycling Centre) shall only occupy the space to the front of the building located over the ground and first floors, as shown on the approved "proposed building layout" drawing EXT 9602/A/005 PL3.

Reason: To clarify what is hereby approved and to ensure that office space permitted is restricted in order that adequate parking is available for the varying uses proposed in accordance with policy PP13 of the Peterborough Planning Policies DPD.

- C18 Prior to the Household Recycling Facility being brought into use, biodiversity enhancement in the form of bird boxes shall be provided on site in accordance with a scheme that shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of providing beneficial enhancement to biodiversity in accordance with policy CS21 of the Peterborough Core Strategy.

Copies to Councillors: N Shabbir. M Y Todd. J Johnson