2011

Design and Access Statement

For Williams Recycling Ltd

A L P Ambrose Minerals Planning & Development

August 2011

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Introduction

The application to which this statement is attached is for "***Demolition of existing buildings; erection of offices and storage/sorting building for recycling and recovery, and weighbridge***".

The site will be operated by Williams Recycling Ltd who will occupy the land for the storing and sorting of recylates.

This Statement has been prepared to satisfy Section 42 of the Planning and Compulsory Purchase Act 2004 and in accordance with the guidance set out in "Design and Access Statements – How to write, read and use them" published by CABE (Commission for Architecture and the Built Environment) in August 2006 and by reference to Section 3 of Department for Communities and Local Government Circular 01/2006 Guidance on Changes to the Development Control System.

The statement becomes a requirement because of the buildings which are to be built on the site and detailed in the accompanying application.

Use

The waste hierarchy and the Government's commitment to reduce the volumes of waste going to landfill require such facilities to be developed throughout the Country.

PPPS 10, Planning for Sustainable Waste Management, issued in July 2005 highlights the importance the Government attaches to the development of facilities to move waste up the hierarchy.

This has been reiterated in Waste Strategy 2007 where the Government recognises the importance of supporting the waste management industry to provide the infrastructure required to address the nations burgeoning waste mountain.

The use of the site has historically been associated with the management of waste and this application merely seeks to modernise the facility.

Quantum of Development

The quantum of development has been determined by the requirements to service the waste streams and the desire to consolidate the uses on the site to make more beneficial use of the existing plant and equipment.

The quantum of development is consistent with achieving those objectives of moving waste up the hierarchy to achieve recycling and recovery of locally discarded materials.

The new building will provide the essential cover of the process and product. The proposed new office units will provide essential administrative areas and training facilities for all the staff.

The sizes of the buildings are consistent with achieving these objectives with the minimum amount of visual impact and the maximum amount of security.

Layout

The location of the administrative buildings close to the centre of operations of the site will reduce any potential conflict on the site with other traffic and provide for added security and achieve better vehicle routing within the site.

There is no public access into the site and strict controls are to be adopted to ensure that only authorised personnel may access the site.

The height of stockpiles materials will be controlled by operational requirements and planning conditions.

Scale

The scale of all of the buildings has been established from good health and safety operational requirements and is typical of such facilities provided on other sites around the country.

Access

The existing access which is currently used by all traffic will continue to be used and maintained in good working order free from potholes and rutting.

No alterations to the public highway or access are necessary but the demolition of the existing office will improve the visibility splay.

The site benefits from concrete and hard standing areas lain across the site to carry the loading capacity of the existing vehicles. In line with good site operating practices the internal roads will be kept clean.

The internal layout provides good vehicle manoeuvring and routing areas to allow all vehicles to utilise the facilities and exit the site in forward gear.

All access points that may be used by staff and visitors for administrative purposes will be provided with ramps with those with impaired mobility.

Conclusion

The Design and Access of the site has been given all due consideration in the layout, design and opportunities for the site.