To: Blancomet Recycling UK
Unit 7 Grove Road Industrial Estate
STOKE ON TRENT
ST4 4LG

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Staffordshire County Council, pursuant to powers under the above-mentioned Act, hereby permit:

Changing B2 and B8 to metal waste recycling facility for the recycling of catalytic converters, car batteries and copper wire at Delice de France Plc Stone Business Park, Opal Way, Stone

subject to the condition(s) and reasons specified hereunder.

DEFINITION OF CONSENT

1. This planning permission shall only relate to the site edged red on the ‘Red Line Plan (Ordnance Survey Drawing No. 00116241-1AD0F2)’ hereafter referred to as ‘the Site’ and the development hereby permitted shall only be carried out within the Site in accordance with the approved documents and plans listed below:

Approved Documents

- Application Form dated 25 April 2016
- Supporting Statement
- Noise Impact Assessment dated 16 September 2016

Approved Plans

- Red Line Plan (Ordnance Survey Drawing No. 00116241-1AD0F2)
- Site Layout Plan
- Building Layout Plan

except in so far as the approved documents and plans referred to above are amended by the conditions specified below.
Reason: To define the permission and to ensure the permission is implemented in all respects in accordance with the submitted details.

COMMENCEMENT OF THE DEVELOPMENT

2. The development hereby permitted shall begin no later than three years from the date of this permission and the developer shall notify the Waste Planning Authority in writing at least two weeks prior to the date when the development hereby permitted is to be brought into use.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

Hours of Operation

3. No operations hereby permitted, other than for maintenance of plant and equipment which is essential for reasons of health and safety, shall take place at the Site other than between the following hours:

- 07:00 to 19:00 Mondays to Fridays
- 07:00 to 19:00 on Saturdays

No such operations hereby permitted (including waste carrying vehicles entering or leaving the Site), shall take place on Sundays, Bank and Public Holidays.

Reason: To accord with the provisions set out in the planning application, and to protect local amenity in accordance with the Staffordshire and Stoke-on-Trent Waste Local Plan (policy 4), the Plan for Stafford Borough (policy SP1), and the National Planning Policy Framework (section 7).

Waste Types and Throughput

4. No wastes other than catalytic converters, vehicle batteries and copper wire as defined in the Application Forms and the Supporting Statement shall be recycled at the Site.

5. The total quantity of waste imported to the Site for recycling shall not exceed 18,700 tonnes per year.

Reasons (4 and 5): To define and accord with the provisions set out in the planning application, to accord with the Staffordshire and Stoke-on-Trent Waste Local Plan (policy 4), Plan for Stafford Borough (policy SP1), and the National Planning Policy Framework (sections 7 and 11).

Definition of Operations/Activities
6. All waste delivered to the Site for recycling shall only be unloaded within the defined ‘loading/unloading’ areas on the Site Layout Plan and ‘general goods reception/storage’ area on the Building Layout Plan.

7. All waste shall be processed within the building.

8. The external storage of waste shall not take place other than in accordance with the external storage arrangements set out on the Site Layout Plan, and externally stored waste shall not exceed a height of 4 metres above ground level.

9. All non-conforming waste inadvertently accepted onto the Site shall be separated and stored in a sealed container or sealed quarantine skip within the building and thereafter removed from the Site within 7 days of the container becoming full to an authorised waste disposal/recycling facility.

Reasons (6 to 9): To protect the environment and amenities of the area in accordance with the Staffordshire and Stoke-on-Trent Waste Local Plan (policy 4), and the National Planning Policy Framework (sections 7 and 11).

Site Layout and General Appearance

10. The building, yard areas, access, hard surfaced car park areas and boundaries shall be maintained in good condition and fit for purpose and the Site shall be securely fenced for the duration of development hereby permitted.

11. Outside the permitted operating hours as defined by Condition 3, measures shall be taken to ensure that there is no unauthorised access to the Site. This shall include the provision of secure and lockable doors and gates. The Site shall be secured and remain locked when the Site is unsupervised.

12. No redundant vehicles, plant and machinery shall be stored on the Site.

Reasons (10 to 12): In the interests of environment and amenity, to accord with the Staffordshire and Stoke-on-Trent Waste Local Plan (policy 4), and the National Planning Policy Framework (sections 7 and 11). See Informative 3 below concerning site security.

Environmental Protection

13. All waste and recyclable materials in vehicles entering the Site and recycled products or wastes leaving the Site shall be placed and transported in sealed, sheeted or containerised vehicles.

14. Best practicable means shall be employed to minimise noise including keeping external bay doors closed, plant and machinery used or controlled by the operator within the Site being operated with engine covers closed, and with effective silencers fitted, the use of acoustic partitions within the building as defined in the Noise Impact Assessment. Wherever possible, and without contravening health and safety requirements, all vehicles and fork lift trucks shall be fitted with non-audible reversing/warning safety systems.
15. Prior to development hereby permitted being brought into use, a Dust Management Plan shall be submitted for the written approval of the Waste Planning Authority. Dust management shall be carried out in accordance with the approved Dust Management Plan.

16. No burning of waste or recycled materials shall take place at the Site at any time.

Reasons (13 to 16): To accord with the provisions made within the planning application and in the interests of environment and amenity in accordance the Staffordshire and Stoke-on-Trent Waste Local Plan (policy 4), the Plan for Stafford Borough (policy N1), and the National Planning Policy Framework (section 7 and 11).

Record Keeping

17. From the date of the commencement of the development hereby permitted, the operator shall maintain daily records of the following:

a) the waste vehicle movements in and out of the Site;

b) the quantity of waste delivered to the Site;

c) the quantity of recycled materials exported from the Site;

d) the quantity of non-conforming wastes and materials exported from the Site; and;

e) the details of any complaints that have been received and the remedial action taken, if any.

All records shall be kept for the duration of the permission and shall be made available for inspection to the Waste Planning Authority within 7 days of a request being made.

Reason: In order that the Waste Planning Authority can monitor the operations and throughput of the Site.

Knowledge of the Permission

18. The terms of this planning permission and any documents subsequently approved in accordance with this planning permission shall be made known and be accessible to any person(s) given responsibility for the management or control of the activities/operations on the Site.

Reason: To enable easy reference and to encourage compliance with the requirements of the planning permission and to ensure the orderly operation of the site preparation and construction operations.

Cessation of Operations

19. In the event that the operations associated with the development hereby permitted cease, the Waste Planning Authority shall be notified in writing within 7
days of the cessation date and no waste shall be imported on to the Site. For the purposes of this permission, the operations shall be deemed to have ceased from the date of notification of cessation, or, in any event if no waste has been imported or exported from the Site for a period of 6 months, whichever is the sooner.

20. Within 3 months of the cessation date as defined by Condition 19, a Site Clearance Scheme (the Scheme) shall be submitted for the written approval of the Waste Planning Authority. The Site shall be cleared of all waste, recycled materials, plant and machinery within 12 months of the date of the written approval of the Scheme.

21. This planning permission shall expire when the Site has been cleared in accordance with the requirements of Condition 20.

Reasons (19 to 21): In order to define cessation and expiry of the permission, and to ensure that should the operations hereby permitted cease, that the Site is appropriately returned to a state to enable its use as an employment site for Class B2 and B8 use and to accord with the Staffordshire and Stoke-on-Trent Waste Local Plan (policy 4); the Plan for Stafford Borough (policies Stone Policy 1 and E1); and, the National Planning Policy Framework (section 7).

**INFORMATIVES**

1. Environment Agency

_Environmental Permitting Requirements_

You are advised to contact the Environment Agency regarding the requirement for an Environmental Permit. Contact should be made with the Environment Agency to discuss any issues likely to be raised – Tel: 03708 506 506.

2. Western Power Distribution

You are advised to follow the safety advice that can be found on [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk)

3. Staffordshire Police Architectural Liaison Officer

You are advised to follow the advice for accredited security products that can be found at [www.securedbydesign.com](http://www.securedbydesign.com). Contact should be made the Police Architectural Liaison Officer (Gordon Scott) to discuss site security - Tel: 01785 234181 or email: gordon.scott@staffordshire.pnn.police.uk
IMPORTANT NOTICES THAT AFFECT YOUR PLANNING PERMISSION

This permission does not purport to convey any approval or consent which may be required under any enactment other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

BACKGROUND TO THE DECISION

On 03 November 2016, the Planning Committee accepted the recommendation in a report to PERMIT the application by Staffordshire County Council for Changing B2 and B8 to metal waste recycling facility for the recycling of catalytic converters, car batteries and copper wire at Delice de France Plc, Stone Business Park, Opal Way, Stone. For details refer to the Planning Committee Report and Minutes

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015

PART 6, ARTICLE 35(2)

Statement of the Positive and Proactive steps taken

In accordance with the above, when dealing with planning applications, the government require local planning authorities to make a statement about how we have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

In this case we worked in a positive and proactive manner with the applicant to resolve the following issues arising in handling the planning application:

- Objection had been raised by the Stone Town Council on amenity grounds and the County’s Noise Engineer had requested further information in the form of a noise report. A Noise Impact Assessment was submitted by the applicant and both the County Noise engineer and District Council Environmental Health Officer offered no objections. The applicant provided a further statement in response to the comments from Stone Town Council. Overall, it was reasonable to conclude that the proposals would not give rise to any unacceptable adverse impacts upon the surrounding environment and local amenity and the application was recommended to Permit.

NOTIFICATION FOR APPLICANTS
Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority’s decision on your application, then you must do so within:

- 28 days of the date of service of the enforcement notice, or,
- within 6 months of the date of this notice, whichever period expires earlier.

If you want to appeal against your local planning authority’s decision then you must do so within 6 months of the date of this notice.*

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Please note, only the applicant possesses the right of appeal.

APPROVED APPLICATION DOCUMENTS AND PLANS

Please note that we no longer return stamped approved copies of the submitted application documents and plans with the decision notice. Instead we will specify the approved documents and plans in the decision notice. We will also publish copies of the approved documents and plans on our Staffordshire Planning web site www.staffordshire.gov.uk/planning (‘Applications Register’).
Dated this 10th day of November 2016

On behalf of Staffordshire County Council

[Electronic Copy; Signature Removed]