

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code National Number Extension Number

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code National Number Extension Number

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposed construction of a new food ingredients processing and packaging plant, office accommodation, service yard, car park and all associated landscaping for Adams Food Ingredients at Sunnyhills Road, Leek, Staffordshire

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	BARNFIELD INDUSTRIAL ESTATE		
Street address:	SUNNYHILLS ROAD		
Town/City:	LEEK		
County:	STAFFORDSHIRE		
Postcode:	ST13 5SP		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	399001
Northing:	356826

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Ms	First name:	Jane	Surname:	Curley
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Reference:	JEC Paid Prelim
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Date (DD/MM/YYYY): 12/10/2009 (Must be pre-application submission)

Details of the pre-application advice received:

Pre-application submission made 18/09/2009 and Pre-application meeting held on 7 October 2009 to review preliminary design and confirm what information would be required for planning application.
Pre-application advice letter dated 12 October 2009 (your ref. JEC Paid Prelim)
Second meeting held 26 January 2010 with Wayne Johnson to review updated design information prior to submission.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Refer to Woods Hardwick drawing number 16381 04 - Proposed Site layout for location of existing access to be improved serving the proposed service yard and the new vehicular access in to the proposed office/visitor car park.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Waste handling area located on plans with access to external compactors and skips within screen area of service yard

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

Cardboard waste is stored separately and recycled

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Not Applicable

Description of *proposed* materials and finishes:

Combination of flat metal composite cladding panels, built-up insulated wall cladding systems, polyester powder coated aluminium curtain walling system and expressed steel structural elements with painted finish. Refer to elevation drawing for further detail

Roof - description:

Description of *existing* materials and finishes:

Not Applicable

Description of *proposed* materials and finishes:

Metal cladding panels generally to main factory areas with approx. 15% rooflight area and single ply roofing membrane system to office accommodation areas. Refer to roof plan for further detail.

Windows - description:

Description of *existing* materials and finishes:

Not Applicable

Description of *proposed* materials and finishes:

Combination of Polyester powder coated aluminium curtain walling system finished in white (Actual RAL ref TBC) with double glazed hermetically sealed units with clear glass, and double glazed hermetically sealed window units within polyester powder coated aluminium frames finished in red (first floor offices), and white (ground floor areas) (Actual RAL ref TBC)

Doors - description:

Description of *existing* materials and finishes:

Not Applicable

Description of *proposed* materials and finishes:

Double glazed sealed units with toughened/laminated safety glass within polyester powder coated aluminium frames to main office entrance areas finished in white (Actual RAL ref TBC).
Polyester powder coated metal security door sets to main factory areas finished in grey to match cladding panels (Actual RAL ref TBC).
Polyester powder coated metal roller shutter doors, and dock levellers to the service yard areas.

Boundary treatments - description:

Description of *existing* materials and finishes:

Combination of
2m high galvanised steel palisade fencing to eastern boundary adjacent to Kerrygold
2.4m high metal chainlink fencing to Southern and Western boundaries with Sunnyhills road, and Newcastle road
approx. 2m high timber close boarded fence to Northern boundary adjacent the residential properties (with brickwork retaining wall to part of boundary)

Description of *proposed* materials and finishes:

2.0m high galvanised palisade fencing to be retained along eastern boundary.
Existing chain link fencing to Southern and Western boundaries to be replaced with galvanised steel palisade fencing to match eastern boundary.
Existing timber close boarded fence to residential properties to be retained but with new galvanised steel palisade fence det in front of existing fence line.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Not Applicable

Description of *proposed* materials and finishes:

Service yard to have concrete finish.
Car Park to have tarmac roadways and Block paviors to the actual spaces (colour - Brindle or similar to approval)
Pre cast concrete paving slabs to pedestrian hard standing areas (colour - Buff or similar to approval)

Lighting - add description

Description of *existing* materials and finishes:

Not Applicable

Description of *proposed* materials and finishes:

Free standing column and building mounted luminaries to main service yard and car parking areas. Perimeter column mounted luminaries with rear baffles and optical reflectors to prevent lighting spillage to adjacent properties.
External lighting provided to comply with the CIBSE codes of practice and Local Authority requirements.

10. (Materials continued)

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Additional information included on Woods Hardwick Elevation drawing numbers

16381 08 and 09 - Proposed elevations (Phase 1)

16381 13 and 14 - Proposed elevations (Phase 2 and 3)

Woods Hardwick Design & Access Statement

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	35	35
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	3	3
Cycle spaces	0	15	15
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Package treatment plant

Unknown

Septic tank

Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Acies drawing numbers

S1170/9/200 - Drainage Layout

S1170/9/201 - Drainage Areas Plan

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Main sewer

Pond/lake

Soakaway

Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

15. Existing Use

Please describe the current use of the site:

Vacant site

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

Previously the site was part of a larger site housing an existing food processing factory and associated car parking

When did this use end (if known) (DD/MM/YYYY)?

21/05/2009

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Effluent Waste from Production Hall and Ancillary Areas

The present arrangement of dealing with the effluent generated by the wash down within the production hall is via a series of gullies & channels that discharges directly into the foul drainage. The system operates efficiently and therefore it is proposed that the new development will adopt the same philosophy.

It is anticipated that the frequency of wash down cycles will be in the order of:

Line 1 : 2 pw clean down @ 2000 lpd

Line 2 : 2 pw clean down @ 2000 lpd

Line 3: 2x monthly CIP @ 5000 lpd

Line 4 : 1x monthly CIP @5000 lpd

and that the maximum anticipated volume of run off will be in the region of 1 litre per second generated from approximately 3 hose pipes / foam and clean units.

Cleaning is effected via hot water at 65c , 1-2% sodium hydroxide/surfactant solution and sanitisation with 0.1-0.15% sodium hypochlorite.

Proposed water usage across the site as a whole is calculated as a maximum average 5000 litres per day(current site average of 9000 lpd)
IE 1825 CM3 PA MAX

18. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	455.0	455.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	6786.0	6786.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		0.0	0.0	7241.0	7241.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	55	55

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B1A	08.30	17.15					<input type="checkbox"/>
B2	06:00:00	05:59:00	06:00:00	05:59:00	06:00:00	05:59:00	<input type="checkbox"/>

22. Site Area

What is the site area?

01.82 hectares

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

MANUFACTURING OF DRY POWDER MIXES, UTILISING MIXERS, WEIGHING AND BAGGING EQUIPMENT DRY GOODS STORAGE, LOADING AND UNLOADING WITH FLT'S SERVICES: COMPRESSED AIR, ELECTRICITY, GAS HEATING, DUST EXTRACTION, Hand V

Is the proposal for a waste management development?

Yes No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: <input type="text" value="The Kerrygold Company Ltd."/>	<input type="text" value="11/12/2009"/>
Number: <input type="text"/> Suffix: <input type="text"/>	
Street: <input type="text" value="Barnsfield Industrial Estate"/>	
Locality: <input type="text" value="Sunnyhills Road"/>	
Town: <input type="text" value="Leek"/>	
Postcode: <input type="text" value="ST13 5SP"/>	

Title: First name: Surname:
Person role: Declaration date: Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title: First Name: Surname:
Person role: Declaration date: Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date