

Heatons

Planning Environment Design

Mrs Julie Castree-Denton MA (Hons) MRTPI
Waste Planning Policy & Development Control Team Leader
Planning Policy & Development Control Team
Economy, Infrastructure & Skills
Staffordshire County Council
1 Staffordshire Place (Floor 3)
Stafford
ST16 2LP

My Ref: AI-042-M/NMA/001

Your Ref:

Date: 23rd March 2021

Sent electronically via Planning Portal only

Dear Mrs Castree-Denton,

PROPOSED NON-MATERIAL AMENDMENT TO ENABLE THE REPOSITIONING OF ELECTRICAL SUBSTATION AT CAULDON CEMENT FUELS PLATFORM – PLANNING PERMISSION REF. SM.19/10/111 MW

We have been instructed, on behalf of the site operator, Geocycle UK Ltd, to submit an application under section 96A of the Town and Country Planning Act 1990 for a Non-Material Amendment (NMA) to planning permission SM.19/10/111 MW. The purpose of this NMA is to facilitate the repositioning of the approved electrical substation and the slight repositioning of the approved WDLF tanks and WDLF infrastructure.

This letter provides a summary of the approved drawings related to this application at the site and the rationale for a Section 96A application to amend the location of the electrical substation and WDLF tanks. The main consideration is whether the changes proposed give rise to any material change to the approved situation. The significance of the changes proposed can be assessed through analysis of the Plans approved for the site (as approved pursuant to Condition 19 of Permission SM.19/10/111 MW) and the proposed plans incorporating the minor amendments to the site.

The following drawings showing the approved and proposed layouts accompany this application:

Approved Plans:

- Appendix 1 – CLD01-JCEG-GA11-V000000-0014: Location Plan (Approved)
- Appendix 2 – CLD01-JCEG-GA11-V000000-0009: SRF Building Elevations (Approved)

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- Appendix 3 – CLD01-JCEG-GA11-V000000-0011: SRF Building Plan (Approved)
- Appendix 4 – CLD01-JCEG-GA11-V000000-0013: WDLF Tank Elevations (Approved)

Proposed Plans:

- Appendix 5 – CLD01-JCEG-GA11-V000000-0014_A: Proposed Location Plan
- Appendix 6 – CLD01-JCEG-GA11-V000000-0011_A: SRF Building Plan
- Appendix 7 – CLD01-JCEG-GA11-V000000-0009_A: SRF Building Elevations
- Appendix 8 – CLD01-JCEG-GA11-V000000-0020: AFR Platform Electrical Sub-Station Elevation and Plan

Approved Layout and Drawings

The approved location associated with planning reference SM.19/10/111 MW (illustrated on drawing reference CLD01-JCEG-GA11-V000000-0014 and enclosed at Appendix 1) shows the electrical substation building attached to the western elevation of the approved SRF Building. The approved electrical substation measures 97m² as illustrated on the SRF Building Elevations Plan (Appendix 2). The height of the substation as approved is 3.3m.

The SRF Building Plan (Appendix 3) and SRF Building Elevations Plan show the physical extent of the electrical substation. The dimensions and appearance of the WDLF tanks are shown 'as approved' at Appendix 4.

Proposed Non-Material Amendment: Relocation of the Electrical Substation

This application seeks to amend the approved location of the electrical substation building and WDLF tanks. The reason for proposed reposition of the substation is for ease of construction; it is easier to construct as a standalone building rather than attached to the SRF Building. Furthermore, it is operationally preferable for the site operator to have the substation as a standalone structure. There is no operational benefit from having a physically combined SRF Building and electrical substation.

The amended location, illustrated at Appendix 5, shows the proposed relocated position of the electrical substation as a standalone building, located 25m south of its approved position. The proposed location is shown on approved plans (Appendix 1) as an area of redundant hard standing.

The substation's approved dimensions are 100m². The proposed repositioned substation would be 97m², representing a decrease in the building's size from the approved dimensions. It is proposed that the repositioned substation be erected with a slight increase in height from the approved 3.3m to 4.6m, in order to account for the change in roof style from the approved flat roof to a gable roof of grey concrete panels. The use/function, and access to/from the substation is not proposed to be altered: two sets of a 'double door and single door accessed by small steps' proposed are at each of the 'ends' of the building, with the double doors for maintenance and installation use only. The finish around the building is to be as approved: grey faced blockwork.

Appendix 6 shows the layout of the SRF Building without the electrical substation physically attached. Appendix 7 shows the proposed elevations of the SRF Building without the electrical substation physically attached.

Proposed Non-Material Amendment: Relocation of the WDLF Tanks

As a result of the electrical substation repositioning, the WDLF tanks are required to be repositioned slightly – it is proposed to reposition the tanks and WDLF infrastructure 4m southwards. There are no proposed changes to the use, function, operation, or physical structures themselves and the tanks will conform to the plan approved pursuant to Condition 19 (Appendix 4).

Proposed Non-Material Amendment: Changes to SRF Building

The detachment of the electrical substation from the western elevation of the SRF Building results in a minor change to the appearance of the SRF Building. Drawing reference Appendix 7 shows the proposed western elevation of the SRF Building with the substation detached: benefitting from a smooth grey finish of concrete up to 9.2 metres high covering the area where the electrical substation was previously adjoined.

Conclusion

To summarise, this application seeks to detach the electrical substation from the SRF Building and reposition it 25 metres south as a standalone building. To accommodate the repositioning of the substation, the WDLF tanks would be repositioned 4m southwards. Therefore, minor changes to the appearance of the site would occur as a result of the repositioning of the substation, slight repositing of the WDLF tanks, and the exposure of the SRF Building's western elevation.

There will be no impact on drainage due to there being no greater extent of hardstanding as a result of the proposals. The only potential impacts of the proposals would be visual.

The site is not located within a sensitive landscape and the site's 2020 grant of planning permission for the development of the Fuels Platform itself did not highlight any significant visual concerns over the site's development. We do not consider that the visual modifications to the site would result in 'material' changes.

Based on the above, we submit that no 'material' changes would occur as a result of the proposals and accordingly the details approved relating to the location and elevations of the electrical substation, SRF Building, and WDLF tanks can be approved under Section 96A of the Town and Country Planning Act 1990 to reflect the proposed minor amendments.

I trust that this letter and accompanying application forms provide sufficient information for the appropriate determination.

Should you have any queries please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'J Jessup', written in a cursive style.

Joel Jessup MRPTI
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Appendices:

Approved Plans:

- Appendix 1 – CLD01-JCEG-GA11-V000000-0014: Location Plan (Approved)
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- Appendix 3 – CLD01-JCEG-GA11-V000000-0011: SRF Building Plan (Approved)
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- Appendix 8 – CLD01-JCEG-GA11-V000000-0020: AFR Platform Electrical Sub-Station Elevation and Plan