

Planning and Rights of Way Panel 25th January 2022
Planning Application Report of the Head of Planning & Economic Development

Application address: 10 Princes Street, Southampton

Proposed development:

21/01389/FUL

Temporary Consent (5 years) for continued use of property for reception, storage and processing of scrap metal (Departure from Local Plan)

NB. description amended 12.11.21 to change from permanent to temporary application

21/01308/FUL

Erection of additional boundary fencing on top of original perimeter walls and gates

Application number:	21/01389/FUL & 21/01308/FUL	Application type:	FUL
Case officer:	Stuart Brooks	Public speaking time:	5 minutes per application
Last date for determination:	10.11.2021	Ward:	Bevois
Reason for Panel Referral:	Five or more letters of objection have been received	Ward Councillors:	Cllr Rayment Cllr Denness Cllr Kataria
Applicant: Metal Processing Ltd		Agent: Alex Munday Planning	

Recommendation Summary	Conditionally approve (Temp)
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Reason for granting Permission

Whilst the proposal is departure from the Local Plan policy MSA16, the temporary use of the site is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The schemes are therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 subject to the Local Planning Authority securing the opportunity to further review the impact of the land use against the long term regeneration objective to masterplan the Drivers Wharf site allocated under saved policy MSA16 and thus temporary planning permission should therefore be granted for the use. Furthermore, planning permission can be granted for the perimeter boundary treatment works. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 39-42 and 46 of the National Planning Policy Framework (2021). Policies – CS7, CS18, CS19, CS23 of the of the Local Development Framework Core Strategy Development Plan Document (Amended 2015). Policies – SDP1, SDP4, SDP5, SDP7, SDP10, SDP15, SDP16, MSA16 of the City of Southampton Local Plan Review (Amended 2015). Policies 10 of the Minerals and Waste Plan (September 2013).

Appendix attached			
1	Development Plan Policies	2	Relevant Planning History
3	Environment Agency permits	4	Operational site setup

Recommendation in Full

The Planning Panel are being asked to consider 2 linked applications for the same site:

21/01389/FUL - Conditionally approve (Temporary use 5 year permission)

21/01308/FUL - Conditionally approve boundary fence

1. Background

1.1 In the first of a series of temporary permissions for the site since 2007 in recognition of the long term objective of the Local Plan to regenerate the Drivers Wharf area under saved policy MSA16, the Council approved application no. 07/00214/TEMP for the change of use of the land for the dismantling, decontamination and recycling of motor vehicles (3 years). Application ref 21/01389/FUL as originally submitted sought permanent permission for the now expired temporary scrap metal processing use (3 years - expired in March 2021) granted under planning permission ref no. 17/01494/FUL. The temporary period condition imposed stated:-

Condition 1 - Use Discontinued [performance condition]

The use hereby permitted shall be discontinued, the building shall be removed and the land shall be reinstated to its former condition on or before the 13th March 2021.

Reason: To enable the Local Planning Authority to give further consideration to this use at the expiration of this permission having regard to the longer term regeneration proposals for Drivers Wharf.

1.2 Officers advised the applicants that a permanent permission was unlikely to be granted because it would prejudice the future delivery of the Drivers Wharf site allocation under policy MSA16 which is identified for an employment-led mixed-use scheme including offices, light industry, and residential uses. The applicant then agreed to accept a continued renewal of temporary permission but initially requested a minimum 10 year temporary permission to maintain the financial security and viability of the business, however, this length of period was found by officers to conflict with the medium to long term regeneration objectives of the Drivers Wharf area in the Local Plan. Following negotiation, the applicant now seeks temporary consent for a further 5 years. Whilst the scrap metal use conflicts with the Drivers Wharf site allocation, the temporary use of the commercial land has been allowed in the short term due to the current uncertainty when the regeneration will come forward in the Local Plan period and also having regard to the economic and employment benefits of the existing business.

1.3 Under a linked application ref no. 21/01308/FUL, the applicant has also applied to raise the height of the existing perimeter walls so this report seeks

the Panel's approval for both the use, and the perimeter wall works as they are intrinsically linked due to additional noise and security protection they offer. The report, therefore, summarises both applications and requires 2 decisions from the Panel with a decision on the continuation of the temporary use recommended ahead of the perimeter walls.

2. The site and its context

- 2.1 This application site has an area of 0.5 hectares and is located on the north side of Princes Street near the junction with Millbank Street. The site comprises an (until recently) authorised waste metal processing facility with temporary storage (20 employees) which is permitted to operate 08:00-18:00 weekdays and 09:00-13:00 Saturday. The area to the north of Princes Street is mainly characterised by commercial uses including commercial/offices, retail/warehouses, manufacturing, and other scrapyards processing sites. Due to the proximity to the River Itchen, the site falls within flood risk zones 2 and 3.
- 2.2 The area to the south of Princes Street is predominantly residential housing. The site is set back from the public highway by intervening premises including the Yau Brothers warehouse building. The perimeter of the site is locked to the east, west and north by industrial and warehouse uses on Coburg Street and Millbank Street.

3. Proposal

- 3.1 Application no. **21/01389/FUL** seeks temporary consent (5 years) for continued use of property for reception, storage and processing of scrap metal. The operation of the site is strictly controlled by an Environment Agency permit. The Environment Agency is responsible under its own legislation to regulate and monitor the storage/processing of recovered waste materials on site ranging from vehicles, electronic equipment, and metals. The latest variations to the Environment Agency waste facility permit for the site operation can be found in ***Appendix 3***.
- 3.2 The setup of the facility is laid out according to the plan and photos shown in ***Appendix 4***. After the waste materials are delivered, they are fed through a cycle of sorting and refinement stages to separate out and recover the recyclable products. This includes the use of the machinery crushers (photo 1 & 2), granulator (photo 3), and container inverter (photo 4) to load containers with materials by crane claw. Temporary stockpiles are kept in the south-east area of the site comprising processed materials or waiting further refinement. These stockpiles are limited to a height of 5m and minimum 1m from the site boundaries. The applicant has installed dust netting along the site boundaries and plans to invest in an atomising water/dust cannon, however, the Environment Agency does not make this an obligation for the applicant.
- 3.3 Application no. **21/01308/FUL** seeks permission to erect additional boundary fencing above the existing perimeter walls and gates ranging a total height of 4-6m. This comprises installing above the existing boundary treatment (i)

goose grey steel cladding sheets (3m high) to the east, north and west (side and rear site boundaries) and seeks to extend the same fencing already approved under permission ref no. 19/01169/FUL, (ii) to the front site boundary juniper green steel cladding sheet (2m high) (total height 4.1m), and (iii) height of existing front entrance gate increased to 4.1m with the same metal mesh construction. The proposal intends to improve the security of the site and offer further acoustic attenuation of 15 decibels to the neighbouring occupiers from the operations on site. Please note that the additional noise attenuation is not a requirement of the Environment Agency permit.

4. Relevant Planning Policy

- 4.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015) and the City Centre Action Plan (adopted 2015). The most relevant policies to these proposals are set out at **Appendix 1**.
- 4.2 The National Planning Policy Framework (NPPF) was revised in 2021. Paragraph 219 confirms that, where existing local policies are consistent with the NPPF, they can be afforded due weight in the decision-making process. The Council has reviewed the Development Plan to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

5. Relevant Planning History

- 5.1 A schedule of the relevant planning history for the site is set out in **Appendix 2** of this report.
- 5.2 The site was first approved for waste recovery in 2007 under a 3 year temporary permission (ref no. 07/00214/TEMP) to change of use of the land for the dismantling, decontamination and recycling of motor vehicles. The current metal processing use was first permitted in 2012 under a 5 year temporary permission ref no. 11/01828/FUL and 11/01829/FUL, and it was further extended by 3 years till March 2021 (ref no. 17/01494/FUL). Prior to 2012 the site had been authorised to operate for dismantling, decontamination and recycling of motor vehicles on a succession of temporary permissions dating back to 2005.

6. Consultation Responses and Notification Representations

- 6.1 Following the receipt of the planning application ref no. **21/01389/FUL (The Use)** a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement on 19.11.2021 and erecting a site notice on 17.11.2021. These are the latest dates the public were re-notified following the amended description of development to seek a 5 year temporary permission rather than permanent permission. At the time of writing the report **5 representations**

have been received from surrounding residents. The following is a summary of the points raised:

- 6.2 ***A permanent permission would be contrary to the objectives of policy MSA16 to deliver the future Drivers Wharf allocation. This policy is still relevant in the local plan although delivery has been delayed in the short term.***

Response

Permanent permission of the use is not supported by officers and the scheme no longer seeks a permanent permission. Giving land temporary permissions whilst a more permanent regeneration scheme is prepared makes good use of land.

- 6.3 ***The Council granted a temporary permission as it considered a trial period was necessary to assess impact to local amenity.***

Response

The previous temporary permission was renewed on the basis of short-term flexibility of the site allocation policy. The Council was satisfied that the use has an acceptable impact on local amenity so the issuing a temporary permission as a trial period to monitor and further assess the impacts of the use was not necessary in this instance. The primary reason stated for imposing condition 1 under permission no. 17/01494/FUL does not refer to the necessity of a trial impact assessment and only the rationale of the short-term policy flexibility.

- 6.4 ***Not an appropriate location for the unneighbourly use and the site is not fit for purpose to be operate the proposed use. Policy 10 of the Minerals and Waste Local Plan (2013) recognises a balance to strike between the provision of waste recycling facilities and protect amenity and public safety.***

Response

The location of the use is considered acceptable within its context. In line with the planning conditions tests set out in paragraphs 55 and 56 of the NPPF, it would have been reasonable, necessary and relevant to reimpose the previous conditions relating to the operation of the use had further temporary consent granted. This would ensure that the public amenity and safety requirements of policy 10 are met.

- 6.5 ***No noise assessment undertaken to assess the impact on the amenity of nearby residents. Residents have complained about the air/dust pollution and noise/vibration related nuisance that the use has caused them from the metal recycling/sorting processes and associated HGV movements. The neighbouring business has complained to the Environmental Health team regarding statutory nuisance under the EPA. The complaints have not been acknowledged by the Environmental Health team.***

Response

The original consent 07/00214/TEMP was determined with no noise report. However subsequent applications for metal crushing and shearing activities were supported by an acoustic report (11/01828/FUL & 11/01829/FUL). The

case officer has liaised with the Environmental Health team regarding the issues raised about the noise complaint. Since then, the Environmental Health advised that they have instructed the complainant how to correctly report a complaint to the Council. In addition to the Council's statutory powers to investigate nuisance under the EPA, the operator in the first instance is bound to the requirements under the permit issued by the Environment Agency to manage noise, environmental and polluting processes.

- 6.6 ***The performance conditions applied under the expired temporary permission to control the impacts of the use are no longer fit for purpose intended due to the problems that the neighbouring occupiers are now experiencing. Other examples of nuisance experienced by neighbouring occupiers includes risk to life by metal coming over boundary walls.***

Response

In line with the planning conditions tests set out in paragraphs 55 and 56 of the NPPF, the conditions imposed under the 2018 consent are still enforceable, relevant and necessary to adequately control the amenity and safety impacts associated with operation of the use. With regards to safety concerns about the metal coming over boundary walls, the Environmental Health Officer has met with the applicant on site to address the alleged issue.

- 6.7 ***The business starts at 07:00 in breach of permitted hours of use.***

Response

As this matter has been brought to our attention it will be referred to our Enforcement team to investigate the matter further.

- 6.8 ***The application should be refused and enforcement action should be taken including a stop notice given that the temporary permission has lapsed.***

Response

It is not expedient to issue a stop notice at this time as the applicant has submitted a formal application to regularise the breach of planning control. The Local Planning Authority will review this position in the event the application for a further 5 year temporary consent is refused, with reference to its adopted Enforcement Policy.

- 6.9 ***Site management is not properly managing the waiting and parking of articulated lorry deliveries on double yellow lines outside the site. This causes congestion by obstruction of the road.***

Response

The applicant has advised that the vehicles parking outside the site are not part of the site's operation and are connected to the EMR facility nearby. That said, any alleged breach of condition would have to be reported to the Planning Enforcement team to investigate the matter at the time.

- 6.10 ***The increased financial benefit of the permanent permission will enable the business to expand productivity and employees, leading to further nuisance and disturbance to neighbours from the operation.***

Response

The application has been amended and no longer seeks a permanent

permission. Any expansion of productivity and employees would not need to work within the parameters of the noise and disturbance controls as set out within the recommended planning conditions.

6.11 Following the receipt of the planning application ref no. **21/01308/FUL (The Fence)** a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, and erecting a site notice on 15.10.2021. At the time of writing the report **1 representation** has been received from surrounding residents. The following is a summary of the points raised:

6.12 ***Some of the walls the applicant request to place the panels upon are not in the applicants title as they are in other landowners ownership. The applicant does not have a lease that includes these boundary walls that they wish to place the extended panels upon. There is an area of land between the tenants/applicants demised area and that of the said wall that is in ownership of a company registered out of the UK.***

Response

The applicant has confirmed that the wall in question is a cavity wall and that he is responsible for his half and the landowner on the other side is responsible for their half. The additional fencing would be attached to the applicants side of the wall and any works that do affect third party land would become a civil matter in light of this information.

6.13 ***The exceptionally high panels have already been placed on some walls around the site and are extremely unsightly.***

Response

The height and appearance of the proposed boundary treatment is not considered to be out of character with the context and appearance of the surrounding area. Any works and/or development undertaken ahead of securing planning permission is undertaken at risk.

6.14 ***The issue of pieces of metal that are coming over the wall during operational use is better placed dealing with by moving the machinery away from the walls and making sure that it is safe and secure without the need to try and overcome in the manner requested.***

Response

In visiting the site with the Environmental Health Officer, they did not object to the impact on neighbouring occupiers from the proximity of the machinery to the boundary walls. The Officer has met with the applicant on the site to address the alleged issue.

Consultation Responses

- 6.15 No consultation responses have been received regarding application no. **21/01308/FUL for the additional boundary fencing**. That said, having visited the site with the Environmental Health Officer they recognised the safety and amenity benefits from installing the additional perimeter fencing. The consultation responses in relation to application no. **21/01389/FUL for further temporary permission are as follows:**

Consultee	Comments
Environmental Health	No objection
SCC Contamination	No objection
Environment Agency	No objection to flood risk. We advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. <u>Officer Response</u> The continuation of temporary use and its low vulnerability would not be proportionate to require formal flood safety measures.
Southern Water	No objection subject to determining the exact position of the nearest public water mains prior to finalising the layout of the proposed development. No spoil, materials, plant and equipment is to be stockpiled or stored over Southern Water apparatus. <u>Officer Response</u> The application seeks permission for the continuation of an existing use and therefore will not materially change the current circumstances of the site. The applicant should ensure that they adhere to the water authority's legislative requirements outside the planning regime.
Sustainability (Flood Risk)	No objections from Flood Risk Management. Should prepare a site flood safety plan.
Highways Development Management	No objection

7.0 Planning Consideration Key Issues

- 7.1 The key issues for consideration in the determination of this planning application are:
- The principle of development;
 - Design and effect on character;
 - Impacts on Residential amenity and neighbouring businesses and;
 - Parking highways and transport.

7.2 Principle of Development

7.2.1 **(i) 21/01389/FUL – temporary use**

The Council's Planning Policy Team have advised that the site specific policy for Driver's Wharf (MSA16) is progressing into the new local plan with the land uses and strategy being reviewed. MSA16 seeks employment-led mixed-use scheme including offices, light industry and residential uses. The Policy team has advised that a 5 year short-term flexibility over the site allocation would still be acceptable given the longer term delivery objectives. That said, the strategic requirements of extant policy MSA16 in the currently adopted Local Plan should be afforded significant material weight as the starting point to assess the application.

7.2.2 Permanent approval for the scrap metal use would represent general industrial use that would conflict with the wider regeneration of the site under policy MSA16 in terms of delivery and distribution of uses, hence granting the renewal of temporary planning permission for scrap metal storage and processing on this site.

7.2.3 As stated at the time of 2017 application, at present it is still unlikely that any land assembly and policy compliant redevelopment will take place in the short term, however there is potential for this to happen in the medium to long term. Therefore, it is considered that granting a permanent permission would prejudice the long term regeneration and delivery objectives of policy MSA16. That said, the applicant has accepted an offer to renew the temporary use for 5 years. Taking into account the Local Plan period cycle, a period of 5 years would be reasonable at this moment in time, and further review can be made when this temporary permission expires.

7.2.4 The guidance stated in Planning Practice Guidance (ref no. Paragraph: 014 Reference ID: 21a-014-20140306) states that a temporary planning permission may also be appropriate to enable the temporary use of vacant land or buildings prior to any longer-term proposals coming forward (a 'meanwhile use'). Furthermore, it will rarely be justifiable to grant a second temporary permission (except in cases where changing circumstances provide a clear rationale, such as temporary classrooms and other school facilities). Further permissions can normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning permission will then be granted permanently. In this instance, the changing circumstances and clear rationale relates to the site allocation so a short-term extension could allow this employment use to remain in temporary operation on this site without prejudicing the delivery of the Drivers Wharf site allocation.

7.2.5 As such, there is a clear rationale to justify the request to extend the scrap metal use in the short term to offer flexibility with policy MSA16 allocation and, therefore, the medium to long term land assembly and distribution of uses, including residential element of the allocation, will not be adversely prejudiced. Therefore, the principle of development can be supported.

7.2.6 **(ii) 21/01308/FUL – perimeter boundary works**

The works proposed are linked to the temporary use in terms of improving security and safety. As such, the principle of development can be supported.

7.3 Design and effect on character

7.3.1 Whilst there are residential uses in proximity to the south of Princes Street, the location of the scrap metal use is not out of character with the context and appearance of other nearby commercial and industrial uses on the north side of Princes Street. Furthermore, with the set back location of the site and intervening uses between public highway, the visual appearance of the site and its associated processes will have a minimal impact on the character of the local area. That said, the site is allocated for regeneration and the applicants are seeking a temporary use in the hope that the site's appearance can be improved in the future.

7.3.2 The height and appearance of the proposed boundary treatment under application no. **21/01308/FUL** is not considered to be out of character with the context and appearance of the surrounding area and, therefore, will not adversely affect the visual amenity of the local area.

7.4 Residential amenity and Impact on neighbouring businesses

7.4.1 The Environmental Health Officer has no objection to the continued use of the waste processing operation, providing that the previously permitted hours are maintained. Having visited the site, the Environmental Health Officer is satisfied with the way the site is being operated. Separate to the planning application, the safety, noise and odour are strictly regulated and monitored by the permit issued by the Environment Agency (**see Appendix 3**) so acts as the first line of safeguarding the nearby occupiers and local environment. The previous conditions to control the amenity impacts of the operation have been reapplied where deemed necessary.

7.4.2 As such, the continued operation of the site is not considered to adversely harm the amenity of neighbouring occupiers from the disturbance and noise associated with the comings and goings and industrial processes. This ensures that the continuation of the temporary use will not be contrary to the requirements of Policy 10 of the Waste Minerals Plan (2013) and other relevant amenity safeguarding policies in the Local Plan.

7.5 Parking highways and transport

7.5.1 The Highways Officer has raised no objection in relation to the highways safety impact from the continuation of the temporary use. The reimposition of the previous conditions will ensure that the use can operate without adverse road safety impacts.

7.6 Mitigation of direct local impacts

7.6.1 The Environment Agency have raised no objection regarding the flood risk impact of the temporary use.

8. Summary

8.1 In summary, the environmental, amenity and safety impacts arising from the

temporary use (ref no. **21/01389/FUL**) are not considered to cause adverse harm, whilst the temporary use in the short term would not prejudice and undermine the long term delivery of the overall site allocation under policy MSA16 in the distribution of employment and residential uses under the master-planning objectives of policy MSA16 in both the current and emerging Local Plan period. Applying flexibility to policy MSA16, there are positive economic and employment benefits allowing the business to continue operating from this commercial site. Furthermore, the environmental and amenity impacts associated with the perimeter works under application no. **21/01308/FUL** are not considered to adversely affect the local area, whilst there are positive benefits to improving security and safety of the site operations.

9. Conclusion

- 9.1 It is recommended that temporary planning permission for application no. 21/01389/FUL and planning permission for application no. 21/01308/FUL can be granted subject to the conditions set out below.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1. (a) (b) (c) (d) 2. (a) (b) (c) (d) 4. (vv) 6. (a) (b)

Stuart Brooks 25.01.22 PROW Panel

21/01389/FUL (Temporary Use) - PLANNING CONDITIONS to include:

01. Use Discontinued (Performance)

The use hereby permitted shall be discontinued, the building shall be removed and the land shall be reinstated to its former condition on or before the 25th January 2027.

Reason: To enable the Local Planning Authority to give further consideration to this use at the expiration of this permission having regard to the longer term regeneration proposals for Drivers Wharf.

02. Specified Uses (Performance)

The premises shall only be used for the reception, dismantling, decontamination and recycling of motor vehicles and scrap metal and for no other purposes whatsoever, including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Amendment Order 1991, (or in any equivalent provision in any statutory instrument revoking or re-enacting that Order).

Reason: To enable the Local Planning Authority to retain control over the development in the interests of the amenities of the area.

03. Specified Uses/Hours of Use (Performance)

Unless the Local Planning Authority agree otherwise in writing the premises to which this permission relates shall not be open for business outside the hours 08:00 to 18:00 Monday to Friday, 09:00 to 13:00 Saturday and at no time on Sundays or recognised Bank Holidays. For the avoidance of doubt, no deliveries to the site will take place outside of these hours.

Reason: To protect the amenities of surrounding areas.

04. Adequate Car Parking and Turning Facilities (Performance)

The car parking and on-site turning facilities as shown on the plans hereby approved under application no. 17/01494/FUL shall be retained as approved. Furthermore the development shall operate strictly in accordance with the Parking and Servicing Management Plan by Summit Planning Associates, dated February 2018 as approved under application no. 17/01494/FUL.

Reason: To prevent obstruction to traffic in neighbouring roads.

05. Drainage (Performance)

No further areas shall be used on site for the storage, handling or transference of waste unless the ground is underlaid by impervious hardstanding with dedicated drainage to foul sewer or sealed tanks prior to the storage taking place.

Reason: To prevent water pollution of the environment.

06. Means of Enclosure (Performance)

The boundary wall enclosing the site shall be retained and maintained at all times.

Reason: In the interests of the visual amenities of the area and to protect the amenities and privacy of occupiers of neighbouring properties.

07. Storage oils, fuels or chemicals (Performance)

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the

largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To avoid pollution of the water environment.

08. Groundwater contamination (Performance)

No soils or sub soils beyond 2m below ground level shall be disturbed by excavations, probing, auguring, boreholing or other evasive techniques without the express permission of the Local Planning Authority/Environment Agency.

Reason: To prevent the mobilisation of groundwater contamination.

09. Crushing and Shearing Equipment (Performance)

Unless otherwise agreed in writing by the Local Planning Authority, the crusher and granulator equipment hereby approved shall not be moved elsewhere on the site other than the position shown on the submitted plans. No further crushing or shearing equipment shall be used at the site other than that hereby approved or materials shall not be crushed by any means other than by the shear and crusher equipment hereby approved.

Reason: In the interests of residential amenity.

10. No burning of waste materials (Performance)

Unless otherwise agreed in writing by the Local Planning Authority, no waste materials shall be burnt on site.

Reason: In the interests of residential amenity

11. Storage of Materials (Performance)

Unless otherwise agreed in writing by the Local Planning Authority, vehicles shall not be stacked more than 2 cars high and the height of materials scrap metal pile shall not exceed 5 metres or be closer than 1m to the boundary perimeter of the site.

Reason: In the interests of visual amenity.

12. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant:

01. Flood Warning

It is recommended that the site manager/staff are signed up to the Environment Agency Flood Warning Direct service (<https://www.gov.uk/sign-up-for-flood-warnings>) in order to receive advanced warning of potential flooding. It is also advisable that the flood risk to the site and the relevant evacuation procedure is communicated to all staff and users of the site, whether this be by appropriate signage or a Site Flood Plan, so in the event of a flood site users are not placed at risk.

02. Southern Water

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

21/01303/FUL (Perimeter works) - PLANNING CONDITIONS to include:

1. Full Permission Timing (Performance)

The development hereby permitted shall begin no later than three years from the date on which this planning permission was granted.

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

2. Materials (Performance)

The materials and finishes to be used in the construction of the boundary treatment hereby permitted shall be carried out and retained in accordance with the submitted plans and information hereby approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality.

3. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning.

POLICY CONTEXT

Core Strategy - (as amended 2015)

CS7	Safeguarding Employment Sites
CS13	Fundamentals of Design
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS23	Flood Risk

City of Southampton Local Plan Review – (as amended 2015)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP15	Air Quality
SDP16	Noise
SDP17	Lighting
SDP18	Hazardous Substances
SDP22	Contaminated Land
MSA16	Drivers Wharf

Hampshire Waste and Minerals Plan – (September 2013)

Policy 10

Supplementary Planning Guidance

Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework (2021)

Relevant Planning History

Case Ref:	Proposal:	Decision:	Date:
961199/E	CHANGE OF USE TO VEHICLE SALES	Conditionally Approved	09.05.1997
05/00050/FUL	Temporary change of use of the land for the dismantling, decontamination and recycling of motor vehicles.	Temporary Consent	17.05.2005
07/00214/TEMP	Renewal of Temporary Consent for change of use of the land for the dismantling, decontamination and recycling of motor vehicles.	Temporary Consent	10.04.2007
10/01522/FUL	Renewal of temporary consent (07/00214/TEMP) for change of use of the land for dismantling, decontamination and recycling of motor vehicles.	Temporary Consent	04.02.2011
11/01828/FUL	Application for variation of condition 10 of planning application reference 10/01522/FUL to allow crushing activities on site - to be read alongside temporary permission 11/01829/FUL	Conditionally Approved	01.06.2012
11/01829/FUL	Application for variation of condition 2 (specified uses) of planning permission reference 10/01522/FUL to allow for the reception and recycling of scrap metal	Conditionally Approved	29.05.2012
17/01494/FUL	Renewal of Temporary Consent (11/01828/FUL) for use of the site for storage, reception and processing of scrap metal (Retrospective) - Temporary Consent 13.03.2018 (3 years)	Temporary Consent	13.03.2018
19/01169/FUL	Retention of additional boundary treatments constructed on top of original perimeter wall (retrospective).	Conditionally Approved	17.10.2019



Notice of variation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Metal Processing Limited
Metal Processing Limited
10 Princess Street
Northam
Southampton
Hampshire
SO14 5RP

Variation application number

EPR/DB3635AU/V003

Permit number

EPR/DB3635AU

Metal Processing Limited

Permit number EPR/DB3635AU

Introductory note

This introductory note does not form a part of the notice

The following notice gives notice of the variation of an environmental permit.

Metal Processing Limited have applied to add the following waste code, 16 01 21* to their permit to allow them to receive catalytic converters.

The schedules specify the changes made to the original permit.

This permit authorises the storage of combustible waste and so we have varied it to include a standard condition that requires operators to take all appropriate measures to prevent fires on site and minimise the risk of pollution from them and, if required by us, to submit for approval a fire prevention plan that once approved must be implemented.

The changes made to the original permit as a result of the Environment Agency initiated variation are set out in schedule 3.

The status log of a permit sets out the permitting history, including any changes to the permit reference number.

Status log of the permit		
Description	Date	Comments
Application determined EAWML 10247 (EPR/JP3595HS)	Duly made 19/05/2005	Original permit issued to Charles Trent Limited.
Application EPR/DB3635AU/T001 (full transfer of permit EPR/JP3595HS)	Duly made 23/11/2011	Application to transfer the permit in full to Metal Processing Limited.
Permit transfer determined EPR/DB3635/AU	16/12/2011	Permit transferred to Metal Processing Limited.
Application EPR/DB3635AU/V002	Duly made 19/11/2012	Application to vary and update the permit to modern conditions.
Variation determined EPR/DB3635AU/V002	07/02/2013	Varied permit issued.
Application EPR/DB3635AU/V003	Duly made 08/11/2017	Application to add waste code.
Variation determined	01/12/2017	Varied permit issued.

End of introductory note

Notice of variation

The Environmental Permitting (England and Wales) Regulations 2016

The Environment Agency in exercise of its powers under regulation 20 of the Environmental Permitting (England and Wales) Regulations 2016 varies

Permit number

EPR/DB3635AU

Issued to

Metal Processing Limited ("the operator")

whose registered office is

**10 Princess Street
Northam
Southampton
Hampshire
SO14 5RP**

company registration number 05466731

to operate a regulated facility at

**Metal Processing Limited
10 Princess Street
Northam
Southampton
Hampshire
SO14 5RP**

to the extent set out in the schedules.

The notice shall take effect from 01/12/2017

Name	Date
Samantha Haddock	01/12/2017

Authorised on behalf of the Environment Agency

Schedule 1 – conditions to be deleted

None

Schedule 2 – conditions to be amended

The following conditions are amended as a result of the application made by the operator

9 - Waste types, raw materials and fuels

Table 9.1 Permitted waste types and quantities for vehicle storage, depollution and dismantling (authorised treatment) facility	
Maximum quantity	The total quantity of waste accepted at the site shall be less than 7,499 tonnes a year.
Exclusions Wastes having any of the following characteristics shall not be accepted: <ul style="list-style-type: none">• Consisting solely or mainly of dusts, powders or loose fibers	
Waste code	Description
16	Wastes not otherwise specified in the list
16 01	end-of-life vehicles from different means of transport (including off-road machinery) and wastes from dismantling of end-of-life vehicles and vehicle maintenance (except 13, 14 16 06 and 16 08)
16 01 04*	end-of-life vehicles
16 01 06	end-of life vehicles (containing neither liquids nor other hazardous components)
16 01 07*	oil filters
16 01 11*	brake pads containing asbestos
16 01 12	brake pads other than those mentioned in 16 01 11
16 01 21*	catalytic converters containing RCF matting
16 06	batteries and accumulators
16 06 01*	lead batteries
16 06 05	other batteries and accumulators

Schedule 3 – conditions to be added

The following conditions are added as a result of the application made by the operator.

8.1 Fire prevention

- 8.1.1 The operator shall take all appropriate measures to prevent fires on site and minimise the risk of pollution from them including, but not limited to, those specified in any approved fire prevention plan.
- 8.1.2 The operator shall:
- if notified by the Environment Agency that the activities are giving rise to a risk of fire, submit to the Environment Agency for approval within the period specified, a fire prevention plan which prevents fires and minimises the risk of pollution from fires;
 - implement the fire prevention plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

Notice of variation with introductory note

Environmental Permitting (England & Wales) Regulations 2010

Metal Processing Limited

10 Princes Street
Northam
Southampton
Hampshire
SO14 5RP

Variation application number
EPR/DB3635AU/V002

Permit number
EPR/DB3635AU

10 Princes Street, Northam

Permit number EPR/DB3635AU

Introductory note

This introductory note does not form a part of the notice

The following notice gives notice of the variation of an environmental permit.

The variation allows the operator to operate a metal recycling facility, a waste electrical and electronic equipment authorised treatment facility and an end-of-life vehicle treatment facility. Waste that will be treated in the metal recycling facility will predominantly be scrap metal waste. The annual throughput of waste shall be 54000 tonnes for the metal recycling facility, 4500 tonnes for the waste electrical and electronic equipment facility and 7499 tonnes for the end-of-life vehicle treatment facility.

The schedules specify the changes made to the original permit.

The status log of a permit sets out the permitting history, including any changes to the permit reference number.

Description	Date	Comments
Application determined EPR/JP3595HS (EAWML 10247)	Duly made 19/05/2005	Original permit issued to Charles Trent Limited
Application EPR/DB3635 AU T001 (full transfer of permit EPR/JP3595HS)	Duly made 23/11/2011	Application to transfer the permit in full to Metal Processing Limited
Permit transfer determined EPR/DB3635 AU	16/12/2011	Permit transferred to Metal Processing Limited
Application EPR/DB3635AU/V002 (variation)	Duly made 19/11/2012	Application to vary and update the permit to modern conditions.
Variation determined EPR/DB3635AU/V002	07/02/2013	Varied permit issued.

End of introductory note

Notice of variation

Environmental Permitting (England and Wales) Regulations 2010

The Environment Agency in exercise of its powers under regulation 20 of the Environmental Permitting (England and Wales) Regulations 2010 varies

Permit number
EPR/DB3635AU

issued to:
Metal Processing Limited (“the operator”)

whose registered office is

10 Princes Street
Northam
Southampton
Hampshire
United Kingdom
SO14 5RP

company registration number **05466731**

to operate regulated facilities at

10 Princes Street
Northam
Southampton
Hampshire
SO14 5RP

to the extent set out in the schedules.

The notice shall take effect from 07/02/2013

Name	Date
Maxine Evans	07/02/2013

Authorised on behalf of the Environment Agency

Schedule 1 – conditions to be deleted

The following conditions are deleted as a result of the application made by the operator

1.1

1.1.1

1.2.1

1.2.2

2.1

Schedule 2 – conditions to be amended

The following conditions are amended as a result of the application made by the operator

Table 2.1

Table 2.1 Permitted Activities		
Activity reference	Description of activities for waste operations	Limits of activities and waste types
A1 Vehicle storage, depollution and dismantling (authorised treatment) facility	<p>R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)</p> <p>R4: Recycling/reclamation of metals and metal compounds</p> <p>R5: Recycling/reclamation of other inorganic compounds</p> <p>D15: Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced)</p>	<p>Treatment consisting only of depollution of waste motor vehicles and sorting, dismantling, separation, grading, baling, shearing, compacting, crushing or cutting of waste into different components for recovery of wastes listed in table S2.1.</p> <p>Wastes shall be stored for no longer than 1 year prior to disposal and 3 years prior to recovery.</p> <p>The maximum quantity of hazardous waste received at the site for disposal shall not exceed 10 tonnes per day.</p> <p>The maximum quantity of hazardous waste stored at the site for disposal shall not exceed 10 tonnes per day.</p> <p>No more than 50 tonnes of intact waste vehicle tyres (waste code 16 01 03) shall be stored at the site.</p> <p>Lead acid batteries shall be stored in containers with an impermeable, acid resistant base and a lid to prevent ingress of water.</p>

Table 2.1 Permitted Activities

Activity reference	Description of activities for waste operations	Limits of activities and waste types
A2 Waste electrical and electronic equipment authorised treatment facility excluding ozone-depleting substances	<p>R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)</p> <p>R3: Recycling/reclamation of organic substances which are not used as solvents</p> <p>R4: Recycling/reclamation of metals and metal compounds</p> <p>R5: Recycling/reclamation of other inorganic compounds</p> <p>D15: Storage pending any of the operations numbered D1 to D14 (excluding temporary storage, pending collection, on the site where it is produced)</p>	<p>Treatment consisting only of sorting, dismantling, separation, shredding, screening, grading, baling, shearing, compacting, crushing, granulation, repair or refurbishment or cutting of waste into different components for recovery of wastes listed in table S2.2.</p> <p>The capacity of the site for hazardous waste subject to an R5 activity shall not exceed 10 tonnes per day.</p> <p>Wastes shall be stored for no longer than 1 year prior to disposal or 3 years prior to recovery.</p> <p>The maximum quantity of hazardous waste received at the site for disposal shall not exceed 10 tonnes per day.</p> <p>The maximum quantity of hazardous waste stored at the site for disposal shall not exceed 10 tonnes.</p> <p>Treatment of WEEE:</p> <ul style="list-style-type: none"> • shall be carried out within a building provided with a weatherproof covering; • shall be carried out on an impermeable surface with sealed drainage system with provision of spillage collection facilities and, where appropriate, decanters and cleanser degreasers <p>WEEE, disassembled spare parts, components or residues shall be stored :</p> <ul style="list-style-type: none"> • on an impermeable surface with sealed drainage system with provision of spillage collection facilities and, where appropriate, decanters and cleanser degreasers; • in areas provided with a weatherproof covering where appropriate or in containers; <p>Disassembled spare parts containing liquids shall be stored in appropriate containers.</p> <p>Batteries, PCBs/PCTs containing capacitors and other hazardous wastes must be stored in dedicated, labelled and appropriate containers;</p>

Table 2.1 Permitted Activities

Activity reference	Description of activities for waste operations	Limits of activities and waste types
A3 Metal recycling	<p>R13: Storage of waste pending any of the operations numbered R1 to R12 (excluding temporary storage, pending collection, on the site where it is produced)</p> <p>R4: Recycling/reclamation of metals and metal compounds</p>	<p>Buildings, covered areas or containers shall meet the following requirements:</p> <ul style="list-style-type: none"> • buildings, covered areas, or containers shall be designed, constructed and maintained to prevent ingress of rain and surface water; • rain and uncontaminated surface water shall be kept separate from contaminated water and other liquids; • containers shall be stored on an impermeable surface with sealed drainage system. <hr/> <p>Treatment consisting only of sorting, separation, grading, shearing, shredding, baling, compacting, crishing, granulating of cables, and cutting using hand-held equipment only, of ferrous metals or alloys and non-ferrous metals into different components for recovery of wastes listed in table S2.3.</p> <p>There shall be no treatment of lead acid batteries, other than sorting and separating from other wastes.</p> <p>Wastes shall be stored for no longer than 3 years prior to recovery.</p> <p>Uncontaminated ferrous metal wastes or alloys and uncontaminated non-ferrous metal wastes shall be stored on hard standing or an impermeable surface. All other wastes shall be stored on an impermeable surface with sealed drainage system.</p> <p>All wastes shall be treated on an impermeable surface with sealed drainage system.</p> <p>Lead acid batteries shall be stored in containers with an impermeable, acid resistant base and a lid to prevent ingress of water.</p>

7. Interpretation

Section 7 is amended to include the following expressions which shall have the following meanings:

"emissions to land" includes emissions to groundwater.

"EP Regulations" means The Environmental Permitting (England and Wales) Regulations SI 2010 No.675 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

"emissions of substances not controlled by emission limits" means emissions of substances to air, water or land from the activities, or from other localised or diffuse sources, which are not controlled by an emission or background concentration limit.

"groundwater" means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

"MCERTS" means the Environment Agency's Monitoring Certification Scheme.

"year" means calendar year ending 31 December.

"authorised officer" means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

"best available treatment, recovery and recycling techniques" shall have the meaning given to it in the document published jointly by the Department for Environment, Food and Rural Affairs, the Welsh Assembly Government and the Scottish Executive on 27th November 2006, entitled "Guidance on Best Available Treatment, Recovery and Recycling Techniques (BATRRRT) and Treatment of Waste Electrical and Electronic Equipment (WEEE);

"building" means a construction that has the objective of providing sheltering cover and minimising emissions of noise, particulate matter, odour and litter.

"controlled substances" means chlorofluorocarbons, other fully halogenated chlorofluorocarbons, halons, carbon tetrachloride, 1,1,1-trichloroethane, methyl bromide, hydrobromofluorocarbons and hydrochlorofluorocarbons listed in Annex I of Regulation (EC) No 2037/2000 of the European Parliament and of the Council of 29 June 2000 on substances that deplete the ozone layer, including their isomers, whether alone or in a mixture, and whether they are virgin, recovered, recycled or reclaimed. This definition shall not cover any controlled substance which is in a manufactured product other than a container used for the transportation or storage of that substance, or insignificant quantities of any controlled substance, originating from inadvertent or coincidental production during a manufacturing process, from unreacted feedstock, or from use as a processing agent which is present in chemical substances as trace impurities, or that is emitted during product manufacture or handling.

"D" means a disposal operation provided for in Annex I to Directive 2008/98/EC of the European Parliament and of the Council on waste.

"hazardous waste" has the meaning given in the Hazardous Waste (England and Wales) Regulations 2005 No.894, the Hazardous Waste (Wales) Regulations 2005 No. 1806 (W.138), the List of Wastes (England) Regulations 2005 No.895 and the List of Wastes (Wales) Regulations 2005 No. 1820 (W.148).

"ozone-depleting substances" *"ODS"* means "controlled substances" contained in refrigeration, air-conditioning and heat pump equipment, equipment containing solvents, fire protection systems and fire extinguishers.

“R” means a recovery operation provided for in Annex II to Directive 2008/98/EC of the European Parliament and of the Council on waste.

“Waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes (England) Regulations 2005, or List of Wastes (Wales) Regulations 2005, as appropriate, and in relation to hazardous waste, includes the asterisk.

“Waste Framework Directive” or “WFD” means Waste Framework Directive 2008/98/EC of the European Parliament and of the Council on waste.

“WEEE” means waste electrical and electronic equipment.

“WEEE Directive” means Directive 2002/96/EC of the European Parliament and of the Council of 27th January 2003 on waste electrical and electronic equipment (WEEE) as amended by Directive 2003/108/EC of the European Parliament and of the Council of 8th December 2003 on waste electrical and electronic equipment (WEEE).

Schedule 3 – conditions to be added

The following conditions are added as a result of the application made by the operator

1. General considerations

- 1.1.2 The operator shall manage and operate the activities:
- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
 - (b) using sufficient competent persons and resources.
- 1.1.3 Records demonstrating compliance with condition 1.1.2 shall be maintained.
- 1.1.4 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.
- 1.1.5 The operator shall comply with the requirements of an approved competence scheme.

1.3. Avoidance, recovery and disposal of wastes produced by the activities

- 1.3.1 The operator shall take appropriate measures to ensure that:
- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities; and
 - (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
 - (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.
- 1.3.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

2.1.2 Operating techniques

- 2.1.2 (a) The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in table 2.2, unless otherwise agreed in writing by the Environment Agency.
- (b) If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment Agency for approval within the period specified, a revision of any plan specified in table 2.2 or otherwise required under this permit, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Environment Agency.

Table 2.2 Operating techniques

Description	Parts	Date Received
Application	Section 3a of the application document in response to section 3a – technical standards , Part C4 of the application form	29/10/2012

- 2.1.3 Waste shall only be accepted if:
- (a) it is of a type and quantity listed in tables 9.1, 9.2 and 9.3. and
- (b) it conforms to the description in the documentation supplied by the producer and holder.

Vehicle depollution and dismantling

- 2.1.4. The storage (including temporary storage) and treatment of waste motor vehicles shall meet the requirements of article 6(1) of the End-of-Life Vehicles Directive.

WEEE treatment

- 2.1.5.1 The storage (including temporary storage) and treatment of WEEE shall be carried out in accordance with the technical requirements of Annex III of the WEEE Directive.
- 2.1.5.2 WEEE shall be treated using best available treatment, recovery and recycling techniques (BATRRRT).
- 2.1.5.3 As a minimum, the substances, preparations and components specified in table 2.2 shall be removed from any separately collected WEEE.

Table 2.2 Substances, preparations and components to be removed from separately collected WEEE

- Capacitors containing Polychlorinated biphenyls (PCB)
- Mercury-containing components, such as switches or backlighting lamps
- Batteries
- Printed circuit boards of mobile phones generally, and of other devices if the surface of the printed circuit board is greater than 10 square centimetres
- Toner cartridges, liquid and pasty, as well as colour toner
- Plastic containing brominated flame retardants
- Asbestos waste and components which contain asbestos
- Cathode ray tubes
- Chlorofluorocarbons (CFC), hydrochlorofluorocarbons (HCFC), hydrofluorocarbons (HFC), or hydrocarbons (HC)
- Gas discharge lamps
- Liquid crystal displays (together with their casing where appropriate) of a surface greater than 100 square centimetres and all those back-lighted with gas discharge lamps
- External electric cables
- Components containing refractory ceramic fibres
- Components containing radioactive substances with the exception of components that are below the exemption thresholds set in Article 3 of and the Annex I to Council Directive 96/29/Euratom of 13 May 1996 laying down basic safety standards for the protection of the health of workers and the general public against the dangers arising from ionising radiation
- Electrolytic capacitors containing "substances of concern" (height > 25mm, diameter > 25 mm or proportionately similar volume)

2.1.5.4 All fluids contained within any WEEE shall be removed prior to further treatment.

2.1.5.5 Separately collected components of WEEE specified in table 2.5 shall be treated in accordance with the methods specified in that table.

Table 2.5 Specified Treatment Methods for separately collected components of WEEE

Component	Specified Treatment
Cathode ray tubes	The fluorescent coating shall be removed.
Gas discharge lamps	The mercury shall be removed.

2.1.5.6 Equipment shall be provided to record the weight of untreated WEEE accepted at, and components and materials leaving the site.

Waste battery and accumulator treatment

2.1.6 Treatment of waste batteries and accumulators must meet the minimum requirements set out in Annex III, Part A of Directive 2006/66/EC of the European Parliament and of the Council on batteries and accumulators and waste batteries and accumulators and repealing Directive 91/157/EEC.

Hazardous waste storage and treatment

2.1.7 Hazardous waste shall not be mixed, either with a different category of hazardous waste or with other waste, substances or materials, unless it is authorised by schedule 1 table S1.1 and appropriate measures are taken.

8.1 Emissions and monitoring

8.1.1. Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.

8.1.2. The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution, submit to the Environment Agency for approval within the period specified, an emissions management plan;
- (b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

8.2 Odour

8.2.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable to minimise the odour.

8.2.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan;
- (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

8.3 Noise and vibration

8.3.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.

8.3.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan;
- (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

9 - Waste types, raw materials and fuels

Table 9.1 Permitted waste types and quantities for vehicle storage, depollution and dismantling (authorised treatment) facility	
Maximum quantity	The total quantity of waste accepted at the site shall be less than 7,499 tonnes a year.
Exclusions	
Wastes having any of the following characteristics shall not be accepted:	
<ul style="list-style-type: none"> • Consisting solely or mainly of dusts, powders or loose fibres 	
Waste code	Description
16	Wastes not otherwise specified in the list
16 01	end-of-life vehicles from different means of transport (including off-road machinery) and wastes from dismantling of end-of-life vehicles and vehicle maintenance (except 13, 14 16 06 and 16 08)
16 01 04*	end-of-life vehicles
16 01 06	end-of life vehicles (containing neither liquids nor other hazardous components)
16 01 07*	oil filters
16 01 11*	brake pads containing asbestos
16 01 12	brake pads other than those mentioned in 16 01 11
16 06	batteries and accumulators
16 06 01*	lead batteries
16 06 05	other batteries and accumulators

Table 9.2 Permitted waste types and quantities for waste electrical and electronic equipment authorised treatment facility

Maximum quantity	The total quantity of waste accepted at the site shall be less than 15,000 tonnes a year.
Exclusions	
Wastes having any of the following characteristics shall not be accepted:	
<ul style="list-style-type: none"> • Containing solely or mainly of dusts, powders or loose fibres • Containing ozone-depleting substances 	
Waste code	Description
09	Wastes from the Photographic Industry
09 01	wastes from the photographic industry
09 01 11*	single-use cameras containing batteries included in 16 06 01, 16 06 02 or 16 06 03
09 01 12	single-use cameras containing batteries other than those mentioned in 09 01 11
15	Waste packaging; Absorbents, Wiping Cloths, Filter Materials and Protective Clothing not otherwise specified
15 01	packaging (including separately collected municipal packaging waste)
15 01 06	mixed packaging
16	Wastes not otherwise specified in the list
16 02	wastes from electrical and electronic equipment
16 02 09*	transformers and capacitors containing PCBs
16 02 10*	discarded equipment containing or contaminated by PCBs other than those mentioned in 16 02 09
16 02 12*	discarded equipment containing free asbestos
16 02 13*	discarded equipment containing hazardous components other than those mentioned in 16 02 09 to 16 02 12
16 02 14	discarded equipment other than those mentioned in 16 02 09 to 16 02 13
16 02 15*	hazardous components removed from discarded equipment
16 02 16	components removed from discarded equipment other than those mentioned in 16 02 15
16 06	batteries and accumulators
16 06 01*	lead batteries
16 06 02*	Ni-Cd batteries
16 06 03*	mercury-containing batteries
16 06 04	alkaline batteries (except 16 06 03)
16 06 05	other batteries and accumulators
20	Municipal Wastes (Household waste and similar commercial, industrial and institutional wastes) Including separately collected fractions
20 01	separately collected fractions (except 15 01)
20 01 21*	fluorescent tubes and other mercury-containing waste
20 01 33*	Batteries and accumulators included in 16 06 01, 16 06 02 or 16 06 03 and unsorted batteries and accumulators containing these batteries.
20 01 34	Batteries and accumulators other than those mentioned in 20 01 33
20 01 35*	discarded electrical and electronic equipment other than those mentioned in 20 01 21 and 20 01 23 containing hazardous components
20 01 36	discarded electrical and electronic equipment other than those mentioned in 20 01 21, 20 01 23 and 20 01 35

Table 9.3 Permitted waste types and quantities for metal recycling	
Maximum quantity	The total quantity of waste accepted at the site shall be less than 54,000 tonnes a year.
Exclusions Wastes having any of the following characteristics shall not be accepted:	
<ul style="list-style-type: none"> • Consisting solely or mainly of dusts, powders or loose fibres • Wastes that are in a form which is either sludge or liquid 	
Waste code	Description
02	Wastes from Agriculture, Horticulture, Aquaculture, Forestry, Hunting and Fishing, Food Preparation and Processing
02 01	wastes from agriculture, horticulture, aquaculture, forestry, hunting and fishing
02 01 10	waste metal
10	Wastes from Thermal Processes
10 02	wastes from the iron and steel industry
10 02 02	unprocessed slag
10 03	wastes from aluminium thermal metallurgy
10 03 02	anode scraps
10 08	wastes from other non-ferrous thermal metallurgy
10 08 09	other slags
10 08 11	dross and skimmings other than those mentioned in 10 07 07
10 08 14	anode scrap
10 09	wastes from casting ferrous pieces
10 09 03	furnace slag
10 10	wastes from casting of non-ferrous pieces
10 10 03	furnace slag
10 11	wastes from manufacture of glass and glass products
10 11 12	waste glass other than those mentioned in 10 11 11
10 12	wastes from manufacture of ceramic goods, bricks, tiles and construction products
10 12 06	discarded moulds
11	Wastes from Chemical Surface Treatment and Coating of Metals and other Materials; Non-Ferrous Hydro-Metallurgy
11 05	wastes from hot galvanising processes
11 05 01	hard zinc
12	Wastes from Shaping and Physical and Mechanical Surface Treatment of Metals and Plastics
12 01	wastes from shaping and physical and mechanical surface treatment of metals and plastics
12 01 01	ferrous metal filings and turnings
12 01 03	non-ferrous metal filings and turnings
12 01 13	welding wastes (scrap metal only)
15	Waste packaging; Absorbents, Wiping Cloths, Filter Materials and Protective Clothing not otherwise specified
15 01	packaging (including separately collected municipal packaging waste)
15 01 04	metallic packaging
15 01 11*	metallic packaging containing a dangerous solid porous matrix (for example asbestos) including empty pressure containers (no treatment of asbestos waste, separation for disposal only)

Table 9.3 Permitted waste types and quantities for metal recycling	
Maximum quantity	The total quantity of waste accepted at the site shall be less than 54,000 tonnes a year.
Exclusions	
Wastes having any of the following characteristics shall not be accepted:	
<ul style="list-style-type: none"> • Consisting solely or mainly of dusts, powders or loose fibres • Wastes that are in a form which is either sludge or liquid 	
Waste code	Description
16	Wastes not otherwise specified in the list
16 01	end-of-life vehicles from different means of transport (including off-road machinery) and waste from dismantling of end-of-life vehicles and vehicle maintenance (except 13, 14 16 06 and 16 08)
16 01 06	end-of-life vehicles, containing neither liquids nor other hazardous components
16 01 17	ferrous metal
16 01 18	non-ferrous metal
16 01 22	components not otherwise specified
16 06	batteries and accumulators
16 06 01*	lead batteries
16 08	spent catalysts
16 08 01	spent catalysts containing gold, silver, rhenium, rhodium, palladium, iridium or platinum (except 16 08 07)
16 08 02*	spent catalysts containing dangerous transition metals or dangerous transition metal compounds
16 08 03	Spent catalysts containing transition metals or transition metal compounds not otherwise specified
17	Construction and Demolition Wastes (including excavated soil from contaminated sites)
17 04	metals (including their alloys)
17 04 01	copper, bronze, brass
17 04 02	aluminium
17 04 03	lead
17 04 04	zinc
17 04 05	iron and steel
17 04 06	tin
17 04 07	mixed metals
17 04 09*	metal waste contaminated with dangerous substances (storage for disposal only)
17 04 10*	cables containing oil, coal tar and other dangerous substances (storage for disposal only)
17 04 11	cables other than those mentioned in 17 04 10
19	Wastes from Waste Management Facilities, Off-site Waste Water Treatment Plants and the Preparation of Water Intended for Human Consumption and Water for Industrial use
19 01	wastes from incineration or pyrolysis of waste
19 01 02	ferrous materials removed from bottom ash
19 10	wastes from shredding of metal-containing wastes
19 10 01	iron and steel waste
19 10 02	non-ferrous waste (scrap metal only)
19 12	wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified
19 12 02	ferrous metal
19 12 03	non-ferrous metal

Table 9.3 Permitted waste types and quantities for metal recycling	
Maximum quantity	The total quantity of waste accepted at the site shall be less than 54,000 tonnes a year.
Exclusions	
Wastes having any of the following characteristics shall not be accepted:	
<ul style="list-style-type: none"> • Consisting solely or mainly of dusts, powders or loose fibres • Wastes that are in a form which is either sludge or liquid 	
Waste code	Description
20	Municipal Wastes (Household waste and similar commercial, industrial and institutional wastes) including separately collected fractions
20 01	separately collected fractions (except 15 01)
20 01 33*	lead batteries
20 01 40	metals



LDs
Land & Building Surveyors

www.lds-survey.co.uk
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Client:
METAL PROCESSING LTD.

Drawing Title:
MEASURED SURVEY

Project:
10 PRINCES STREET
SOUTHAMPTON

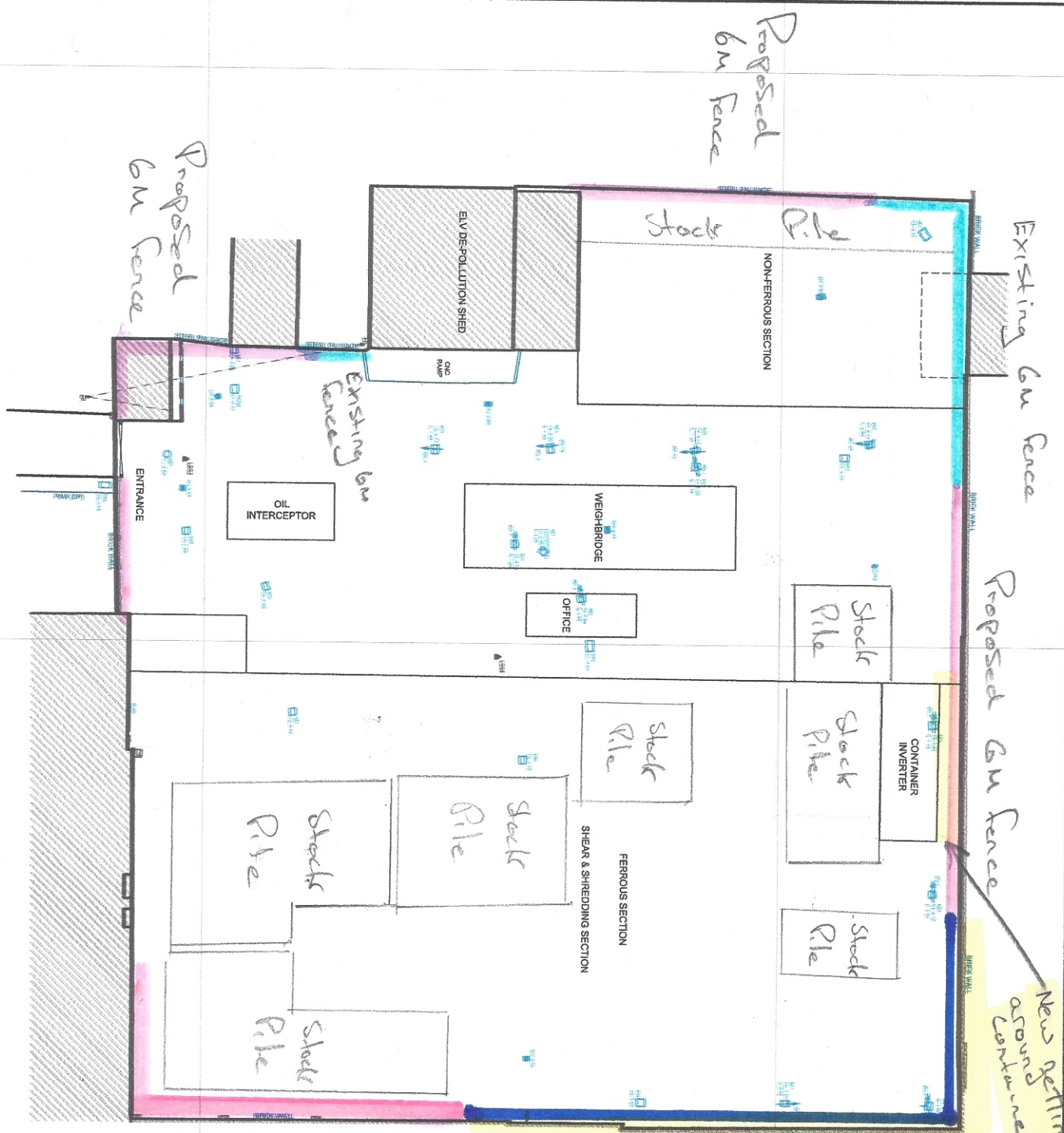
The horizontal & vertical control of this survey is based on Ordnance Survey grid as translated from GPS co-ordinates using the OSTN15 & OSGM15 transformation as supplied by OS. We have applied a reverse scale factor to restrain the OS ground distance. Vertical heights should be disregarded. All levels should be taken from LDS survey stations.

Scale: 1:500
Drawing No: LDS/10797-P2/C
Plotted on A4 © Land Development Services Ltd, 2021



Existing 6m railing agreed with Environment Agency to be replaced with 6m fence.

New railing inverters around containers



Proposed 6m fence

LDS
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RICS **THE SURVEYORS**

Land Development Services Ltd.
Apothecary House, Fowler's Road, Salisbury, SP1 2QU

Client:
METAL PROCESSING LTD.

Drawing Title:
MEASURED SURVEY

Project:
**10 PRINCES STREET
SOUTHAMPTON**

The horizontal & vertical control of this survey is based on Ordnance Survey grid as translated from GPS co-ordinates using the OSTN15 & OSGM15 transformation as supplied by OS. We have applied a reverse scale factor to maintain true ground distances. Vertical values may differ from existing OS benchmarks in the vicinity which should be disregarded. All levels should be taken from LDS survey stations.

Scale:
1:500

Drawing No:
LDS/10797-P2/C

Plotted on A4
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Photo 1- Crusher



Photo 2 – Crusher



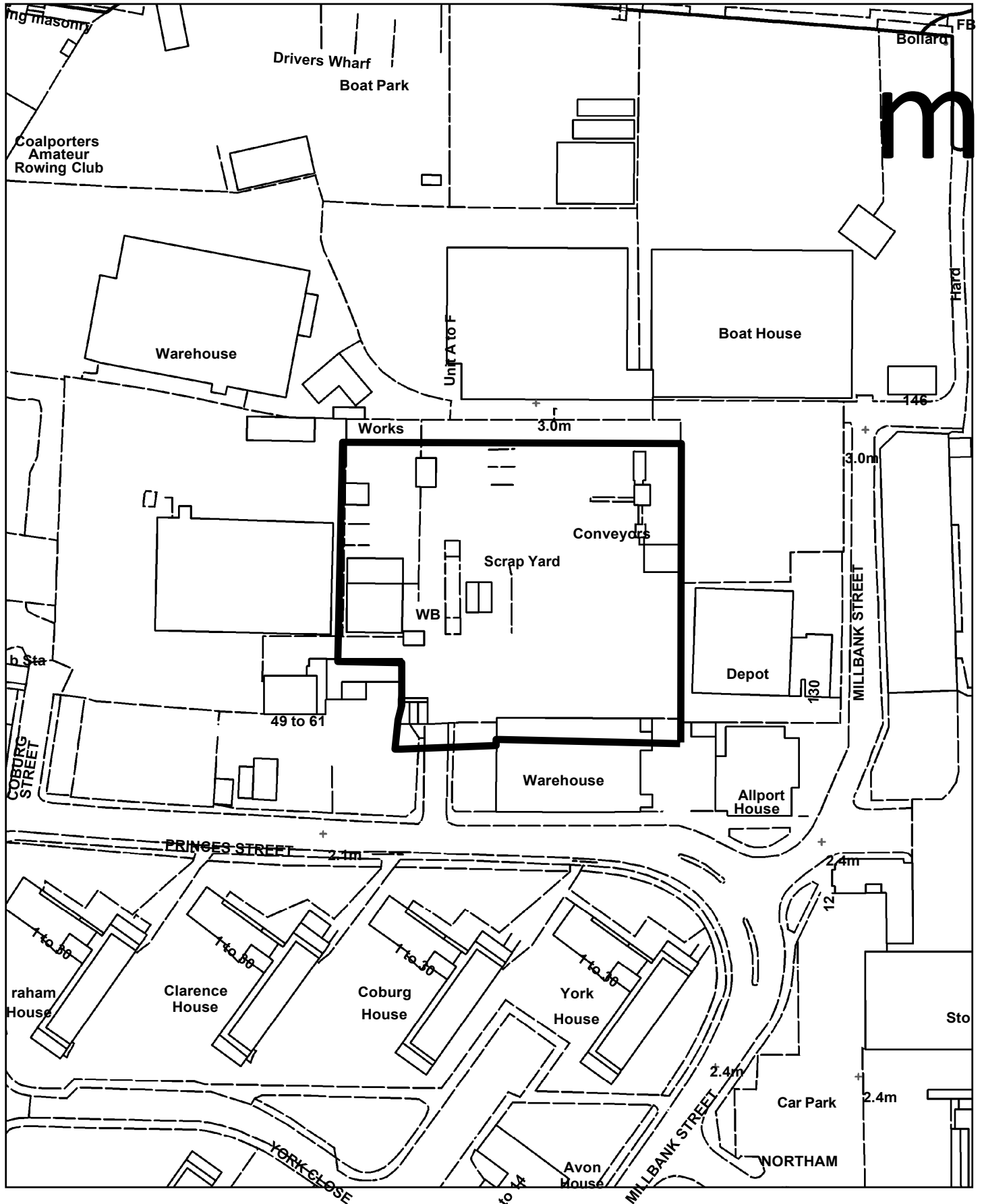
Photo 3 - Granulator



Photo 4 – Container Inverter and Crane Claw



21/01389/FUL & 21/01308/FUL



Scale: 1:1,250

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