

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (General Development Procedure) Order 1995

To: Landscape Partnership
Ancient House Mews
Church Street
Woodbridge
Suffolk
IP12 1DH

Particulars of Proposed Development

Location: Hamlin Way, Hardwick Narrows Industrial Estate, King's Lynn

Applicant: NEWS Ltd


Agent: Landscape Partnership

Proposal: Erection of a Resource Management Centre with Ancillary Office Use
(Waste Recycling and Transfer)

The Norfolk County Council hereby gives notice of its decision to PERMIT the development specified in the application and particulars deposited on the 4th January 2001.

This permission is subject to the conditions specified on the attached sheets.

The reasons for these conditions are also set out on the attached sheets.

Signed:  Date: 8.8.01

for DIRECTOR OF PLANNING AND TRANSPORTATION

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

SEE NOTES ON ATTACHED SHEET

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and County Planning Act 1990, within six months of the date of this notice. The secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order.
- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county or district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 137 of the Town and County Planning Act, 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 115 of the Town and Country Planning Act, 1990.
- (4) Any planning permission is subject to compliance with the byelaws (Local Acts, Orders, Regulations) and general statutory provisions in force.

Appeals must be made on a form which is obtained from the Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 0117 372 6372 Fax: 0117 372 8782 or e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Location: Hardwick Narrows Industrial Estate, King's Lynn.

Conditions:

1. The development hereby permitted shall commence not later than five years from the date of this permission.
2. No material other than waste falling within categories 1, 2a and 2b, and vehicle batteries and oil in category 3, shall be brought onto the site.
3. The development shall not take place except in accordance with the site layout and elevation drawings shown on the General Proposals drawing No. 00/5837/Sk10/A deposited on the 4 January 2001 and with the details contained in the application and Supporting Statement unless otherwise agreed beforehand in writing with the County Planning Authority.
4. The development hereby permitted shall not be brought into use until such time as details of the following have submitted to and have been approved in writing by the County Planning Authority. The development shall not be carried out otherwise than in accordance with such details as may be so approved, which shall include:-
 - (a) type and siting of plant and equipment;
 - (b) areas to be used for storage outside the buildings, with details of type and height of stored materials;
 - (c) measures to control the emission of dust from the site;
 - (d) screening and landscaping of the proposed development, including siting design and height of fencing, and provision of landscaping/screening with particular regard to views into the site from the west and north;
 - (e) details of external lighting;
 - (f) measures for suppressing noise;
 - (g) the position of any ventilation, fume or flue outlet points.
5. The scheme of landscaping indicated on Drawing No. 00 220 01 dated December 2000, supplemented by details to be submitted pursuant to condition 4(d) above shall be implemented within one year of the date of this permission. It shall make provision for the protection and maintenance of existing trees and hedges which are to be retained on the site, and re-seeding and re-planting where failures or damage occur within a period of five years from the date of initial planting. Any damaged or dead trees shall be replaced with trees of similar size and species at the next appropriate season.
6. No operation authorised or required under this permission shall take place on Sundays or public holidays, or other than during the following periods:-
06.00 - 18.00 Mondays to Fridays,
06.00 - 16.00 Saturdays,
08.00 - 16.00 Sundays.
7. Any drums and small containers used for oil and other chemicals on the site shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaways and all oil or chemical storage tanks, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of a least 110% of the total stored capacity.

Location: Hardwick Narrows Industrial Estate, King's Lynn.

8. The operational area of the site shall be maintained with an impermeable surface which shall be drained to a sealed system and which shall be emptied when necessary and the contents disposed of in a manner approved by the County Planning Authority and which will not lead to pollution of surface or underground waters.
9. No works or discharges shall be undertaken which would affect any drain or drainage rights belonging to Railtrack, or which would increase flow rates in any culvert beneath the railway.
10. Unless agreed beforehand in writing with the County Planning Authority no works on or discharge from the site shall be undertaken which would increase existing flow rates into any culvert which passes beneath the railway.
11. No discharge of storm water or surface water shall be made onto or towards Railtrack property.
12. Before the development hereby permitted is brought into use the parking and manoeuvring area, as indicated on the submitted General Proposals drawing 00/5837/Sk10/A deposited on the 4 January 2001, shall be levelled, hardened and drained to the satisfaction of the County Planning Authority.
13. No plant or machinery shall be used on the site unless it is maintained in a condition whereby it is efficiently silenced.
14. Before the development hereby permitted is commenced, drawings and or plans shall be submitted to the County Planning Authority for approval by Norfolk Landscape Archaeology, showing the means by which archaeological remains will be preserved *in situ* during and following construction of the buildings and hardened areas of the site.

The reasons for the Council's decision to authorise the development subject to compliance with the conditions herein before specified are:

1. To accord with Section 91 of the Town and Country Planning Act 1990.
- 2 - 6, 13. To protect the amenities of the surrounding area.
- 7, 8. To safeguard hydrological interests.
- 9 - 11. To safeguard railway operational land.
12. In the interests of highway safety.
14. To safeguard archaeological interests.

Note: attention is drawn to the requirements of consultees as contained in their letters as follows, copies of which are attached to this notice:

1. Letter from the Highways Agency, dated 24 May 2001;
2. Letter from Railtrack, dated 12 February 2001;
3. Letter from the Environment Agency, dated 21 May 2001;
4. Letter from the East of the Ouse, Plover & Nar IDB, dated 26 January 2001.

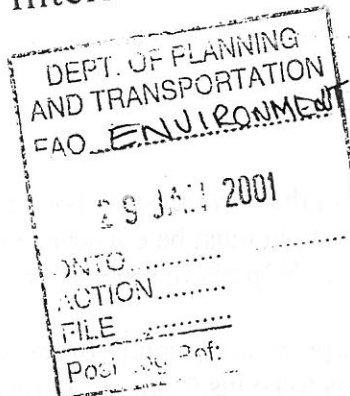
01/2001

East of the Ouse, Polver & Nar Internal Drainage Board

MRS. J.D. MARRIOTT
Clerk

ALLAN WILLIAMSON
Operations Manager
(Mobile - 07801 980339)

Director of Planning & Transportation,
Norfolk County Council,
County Hall,
Martineau Lane,
NORWICH
NR1 2SG



21 London Road
Downham Market
Norfolk
PE38 9AP

26th January 2001

Dear Sir,

Resource Managements Centre with Ancillary Office Use - NEWS Ltd
Hardwick Narrows Industrial Estate, King's Lynn: Grid Ref: 56240 31790

My Board have no objection to this application subject to:-

1. The Board's Byelaws must be complied with. Attention is drawn to the Byelaw that prohibits any construction and the planting of any tree, shrub, bush etc. within nine metres of the bank of any drain or watercourse maintained by the Board. This means that a level strip of land nine metres in width from the brink of any Board's drain must be left unobstructed and available for the deposit of spoil and future widening.
2. Arrangements for disposal of effluent must be approved by the Environment Agency and the proposed development must not result in the pollution of any watercourse.
3. The Board's written consent must be received for the discharge of any surface water or treated effluent into any watercourse in the Board's catchment area. If the development causes an increased run-off within the Board's drainage system the Board will require an appropriate contribution from the developer.
4. Although the Board maintain a network of drains within the District it is the applicant's responsibility to ensure that there is a satisfactory outfall from the area to be developed and to make any necessary arrangements with the owners of watercourses leading from his property to the Board's system.
5. If the site is bounded by a roadside dyke such dyke must be piped with pipes of adequate diameter and laid to the satisfaction of my Board before development is started.

(cont)

East of the Ouse, Polver & Nar Internal Drainage Board

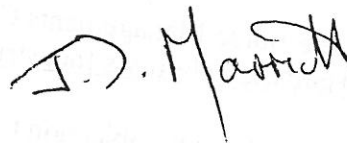
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26.1.01

6. The watercourse on the north-eastern boundary of the site is the Board's Puny Drain. Any outfall to this drain must be constructed and installed to the satisfaction of the Board's Engineer and Operations Manager.
7. It is noted that the proposed fencing for the site is to be at a height of 1.8 metres. The Board consider this to be insufficient to prevent wind-blown material, e.g. polythene sheeting, from reaching the Puny Drain and possibly obstructing the flow of water. The Board therefore require any fencing of the site to be at a minimum height of 2.4 metres.

If you have any queries regarding the foregoing please do not hesitate to contact me.

Yours faithfully,



Clerk

Minerals and Waste Planning
Norfolk County Council
County Hall
Martineau Lane
NORFOLK NR1 2SG

FAO: Mr. R. Cranthorne

Your Ref: E/C/2/2001/2001



M.A. Grainger
FRICS, AMIMinE
Mining Engineer
Railtrack Asset Management
Room 66 Wyvern House
Railway Terrace
DERBY DE1 2RU
DX No.: 707074
DX Ex.: DERBY 7

Our Ref: AN/TP/81

Tel: 01332 262714
Ask For: T.J. Donnelly
Fax: 01332 262719

Date: 12 February 2001

Dear Sir,

**TOWN AND COUNTRY PLANNING ACTS.
HARDWICK NARROWS INDUSTRIAL ESTATE, KINGS LYNN.
WASTE RECYCLING CENTRE, NORFOLK ENVIRONMENTAL WASTE SERVICES.
LONDON LIVERPOOL STREET TO KINGS LYNN LINE.**

With reference to your letter dated 15 January, 2001. This application is for the erection of a Resource Management Centre to be used for the recycling of household, commercial and industrial waste, and will involve the reception, sorting and transfer of recyclable and residual materials. The majority of site operations will be within covered areas, or buildings, but some outdoor storage skips will be used to bulk-up the various types of commercial waste prior to removal from the site. Any non-recyclable material will be taken for disposal at appropriately licensed facilities. It is understood that all wastes will be stored on low permeability paved areas and that the site will have a dedicated drainage system to control surface water and effluent, including sediment traps and oil interceptors to prevent the discharge of pollutants and uncontrolled water run-off.

If the site is constructed and operated in accordance with the details supplied, it is not anticipated that the interests of Railtrack will be affected by the proposals. However, it is recommended that in the interest of railway safety the following Conditions 1 to 3 (Part A) are attached to any grant of planning permission and that the Operational and Safety Informative 1 to 3 (Part B) are passed to the applicant/operator for information purposes.

PART A

CONDITIONS TO BE ATTACHED TO ANY GRANT OF PLANNING PERMISSION.

Drainage

- (1) There must be no interference with any drain or watercourse belonging to Railtrack. Furthermore there must be no interference to any existing drainage rights that Railtrack may enjoy at present.

Continued on Page 2

ANTP81.1

- (2) Storm or surface water must not be discharged onto or towards Railtrack property. Suitable drainage or other works must be provided and maintained by the developer to prevent surface flows or run-off affecting the railway.
- (3) There must be no increase in existing flow rates into any culvert which passes beneath the railway without the prior approval of Railtrack.

Reason: To maintain the integrity of the existing surface water regime and prevent flooding of railway property.

PART B

OPERATIONAL AND SAFETY INFORMATIVE TO BE PASSED TO THE APPLICANT/ OPERATOR.

Lighting

- (1) The site operator should ensure that the lighting scheme at the site does not present a dazzle hazard to train crew and that any coloured lighting does not conflict with the railway signalling system. The lighting scheme for the site must be submitted to Railtrack for prior approval.

Railtrack will require the operator to undertake any necessary work to mask, or re-direct, on-site lighting. All such costs for such work to be met by the operator.

Reason: To ensure that the safety of the Railtrack signalling system is not compromised.

Litter

- (2) All appropriate measures should be employed to ensure that litter from the site does not enter onto Railtrack property.

Reason: To prevent contamination of the railway infrastructure.

Liaison

- (3) Railtrack must be notified of any significant alteration to the site parameters, in terms of the extent of any development, etc.

Reason: In the interests of safety, Railtrack needs to be aware of all development adjacent to its property.

I shall be pleased if you will keep my department informed of the progress of this application and supply me with a copy of the Decision Notice when it becomes available.

Yours faithfully,



for M.A. Grainger

Our ref: AE\2001\004242\002
Your ref: E/C/2/2001/2110/RAC/SMB
Date: 21 May 2001



ENVIRONMENT
AGENCY

Mr J Shaw, OBE
Director of Planning and Transportation
Norfolk County Council
County Hall
Martineau Lane
NORWICH
Norfolk NR1 2DH

DEPT OF PLANNING AND TRANSPORTATION
FAO <u>BM</u>
24 MAY 2001
ONTO <u>cdh</u> 25/5
ACTION <u>RAC</u>
FILE
Post Log Ref:

Dear Sir/Madam

RESOURCE MANAGEMENT CENTRE - HARDWICK NARROWS INDUSTRIAL ESTATE

Thank you for your letter dated 10th April 2001

We have inspected the application, as submitted, and wish to make the following advisory comments.

Following a meeting on 14/05/01 with Mr. Mark J. Godden (Norfolk Environmental Waste Services Limited) and Andrew Simpson (CES), to discuss site drainage and pollution prevention from the proposed development, EP make the following comments:

Provision should be made to ensure that controlled waters are protected from potential pollution from this installation.

The preferred method of disposal of foul drainage is to public foul sewer where practicable.

The preferred method of disposal of uncontaminated surface water is to watercourse (directly or via a surface water sewer) where practicable.

Prior to being discharged into the surface water sewer, all surface water drainage from parking areas and hard standings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained.

Prior to being discharged into the surface water sewer, all surface water drainage from impermeable parking areas and hard standings shall be passed through trapped gullies with and overall capacity compatible with the site being drained.

A closure valve should be installed in the surface water drainage system to contain any polluting material in the event of an emergency.

Facilities should be provided to ensure that waste oil is stored and disposed of in a manner that will not lead to pollution.

Cont/d..

Environment Agency
Cobham Road, Ipswich, Suffolk IP3 9JE
Telephone : 01473 727712 Fax :



All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

If you have any queries please do not hesitate to contact SHARON WITTON (01473) 706008.

Yours faithfully



pp Alan Hull
Acting Customer Services Manager

To ADE Cally Smith



HIGHWAYS
AGENCY

Our ref: F638187
Your ref: C/2/2001/2001

DEPT OF PLANNING AND TRANSPORTATION	
FAO	<i>2</i> <i>655</i>
29 MAY 2001	
ONTO	<i>P</i> <i>BM</i>
ACTION	<i>copy to file</i>
FILE	<i>file</i>
Post Log Ref	

Room 231 second floor
Heron House
49/53 Goldington Road
BEDFORD MK40 3LL

<http://www.highways.gov.uk>

Direct Line: 01234 796244
Fax: 01234 976246

Director of Planning and Transportation
Norfolk County Council
Martineau Lane
Norwich
NR1 2SG

24 May 2001

For The Attention of S A Ralph

Dear Sir

**A47 - HARDWICK NARROWS INDUSTRIAL ESTATE, KING'S LYNN
ERECTION OF A RESOURCE MANAGEMENT CENTRE WITH ANCILLARY
OFFICE USE**

I refer to the planning application forwarded on form TR110 dated 12 January 2001. The Highways Agency has no objection to these proposals.

It is normal policy, as laid out in "A New Deal for Trunk Roads in England" section 7.7, that all development is assessed at 15 years after opening taking into account both development related and background traffic. (Background traffic includes committed development). In this case as the Hardwick roundabout is scheduled for improvement, due to commence Winter 2001. The Highways Agency is willing to look at impact just the in year of opening.

I note that Charges will be levied which are likely to discourage public use of the facility. This assumption is valid provided all existing recycling and waste disposal in Kings Lynn, available for public use, are retained and remain free of charge.

T A Millards have forecast that when fully operational the development will generate 138 vehicle movements over a 12 hour period. This amounts to approximately 0.3% of current (1999) inflow to the Hardwick roundabout and does not take account of the fact that many vehicles associated with waste management in King's Lynn are already using the roundabout.

As the development is not expected to become fully operational before a new dumbbell roundabout will be created as part of the A47 Hardwick flyover scheme and the low traffic generation the Highways Agency does not intend raising an objection to the development.

Yours sincerely

Mark Norman
Assistant Route Manager
Area 6 Network Customer Services
E-mail: mark.norman@highways.gsi.gov.uk

