

Planning & Regulatory Committee 9 November 2016

Item No 8

UPDATE SHEET

MINERALS/WASTE SP12/01132/SCD3

DISTRICT(S) SPELTHORNE BOROUGH COUNCIL

Manor Farm, Ashford Road and land west of Queen Mary Reservoir, Laleham, Surrey

Details of Dust Action Plan and dust monitoring programme submitted pursuant to Condition 24(a) of planning permission reference SP2012/01132 dated 23 October 2015.

CONSULTATIONS AND PUBLICITY

District Council

- 26 Spelthorne Borough Council – Planning: No objection. The scheme is considered acceptable and the borough council raise no objection to the details being approved.

Consultees (Statutory and Non-Statutory)

- 27 County Air Quality Consultant: No objection.

PLANNING CONSIDERATIONS

Paragraph 41 – Update

In their comments to the Spelthorne Borough Council planning officer the EHO query why the vehicle speed limits within the plant site at Queen Mary Quarry (QMQ) have changed back to 15 mile per hour (mph). The EHO has confirmed the latest amendments, which the EHO views as improvements to the DAP, have not changed their view that the submission meets the requirements of the condition and is acceptable.

Officer comment: The vehicle speed limits have changed to 15mph at QMQ so they are consistent with the Construction Management Plan for the site and the dust control measures in place through the planning permissions for the existing mineral and waste related developments at QMQ. The vehicle speed limits at Manor Farm remain at 10mph. Officers consider the different speed limits proposed for this development and the activities on the Manor Farm and QMQ parts of the site set out in the submitted scheme are appropriate.

Paragraph 42 – Update

Having benchmarked the amended submission the County Air Quality Consultant has no further recommendations or requirements and raises no objection to the details being approved.

Paragraph 43 – replace with the following paragraph (amended to clarify use of deposited dust and surface soiling custom and practice criteria to set site specific action trigger levels):

The submission provides for quantitative dust monitoring to be undertaken in advance of the commencement of operations on the different phases of the development. The purpose of this is to establish what the existing background levels of dust in the environment are at the site. The information from the directional adhesive strips would be used to determine the direction from which the dust is coming, and once the site is operational would be used to determine if deposited dust can be attributed to site activities. The monitoring would be undertaken before

the operations commence in Phase 1 and during the development before the next phase commences. The information would provide a baseline for comparison with the operational phase and as referred to in paragraph 24 above may be used to establish a site specific dust assessment levels rather than applying the custom and practice guidelines to determine action trigger levels. Monitoring would continue during operations, see paragraph 23 and table above.

Conclusion

Paragraph 51 – In view of there being no further recommendations for modifications to the submission on the part of the Air Quality Consultant and no objection from Spelthorne Borough Council the officer conclusions set out in paragraph 51 are unchanged.