
Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 5 (1) 2011 and Amendment Regulations 2015: EIA Screening Opinion for the Construction of a New Waste Recycling and Processing Building at the Veolia Alperton Depot, Marsh Road, Wembley, Brent HA0 1ES

The proposed development is for the provision of a new building on the above site described as: 'Construction of a new building to accommodate the operation of a waste recycling and processing facility to produce Refuse Derived Fuel and associated development including a new weighbridge facility with an office, enclosure for power pack equipment, water holding tank and external waste storage bays'.

Having considered the proposals as detailed in the application, Brent Council is of the opinion that the application does not fall within Schedule 1 Development of the Environmental Impact Assessment Regulations 2011 but within Schedule 2 Development, Part 11 Other Projects (b) Installations for the disposal of waste (unless included in Schedule 1). The proposal falls within category (iii) the installation is to be sited within 100 metres of any controlled waters.

Brent Council has also given consideration to the characteristics of the development, its location and potential impact as set out in Schedule 3 of the Environmental Impact Assessment Regulations 2011 and Planning Practice Guidance. Planning Practice Guidance indicates the types of case in which, an EIA is more likely to be required. It states:

'Installations (including landfill sites) for the deposit, recovery and/or disposal of household, industrial and/or commercial wastes where new capacity is created to hold more than 50,000 tonnes per year, or to hold waste on a site of 10 hectares or more.

It identifies that:

Sites taking smaller quantities of these wastes, sites seeking only to accept inert wastes (demolition rubble etc.) or Civic Amenity sites, are unlikely to require Environmental Impact Assessment.'

(Reference: National Planning Practice Guidance, Environmental Impact Assessments, Annex: Indicative Screening Threshold Paragraph 58)

Taking into account the scheme's scale, nature and location, the Council considers that the new development is not of such an intensity in addition to the existing activities on site and in the vicinity that it is likely to give rise to any significant environmental effects. Therefore, the Local Planning Authority considers that the application does not require an Environmental Impact Assessment.

Ecology and Nature Conservation

Planning Practice Guidance states, in general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Environmentally sensitive locations are considered to comprise:-

- a) Sites of Special Scientific Interest, any consultation areas around them (where these have been notified to the local planning authority under article 10 (u)(ii) of the GPDO), land to which Nature Conservation Orders apply and international conservation sites; and
- b) National Parks, the Broads, Areas of Outstanding Natural Beauty, World Heritage Sites and scheduled monuments.

There are no areas which have an ecological designation (as listed above) on or immediately around the site. A Site of Importance for Nature Conservation (a lesser London wide designation) is located to the south along the River Brent corridor. Overall, the Council is of the view that the proposed development would not cause any significant adverse impacts.

Traffic related impacts-Movement and Safety

The proposal will result in additional heavy goods vehicle movements to the site (estimated to be in the order of 7 movements per hour). Given the existing planning consent and industrial nature of the surrounding sites, the council does not consider that the development will result in significant impacts on highway capacity, or other adverse environmental impacts associated with the vehicle movements to warrant an EIA related to this issue.

Contamination

The site has in the past had its ground levels consolidated through pockets of made up land. Historic information indicates that the levels of contamination in the material are likely to be low. Exposure opportunities are likely to be very limited and essentially restricted to the construction phase. The existing and final concrete slab across the site will protect users and limit opportunities for seepage of leachates into the ground. The material to be processed on site is essentially domestic waste and as such is not considered to be a significant risk in terms of contamination. The site already has measures in place to capture potential run-off contaminants associated with its drainage. The proposal is to consolidate these to improve control, through new foul cut off channel drains to be installed across the entrance of the opening into the waste input bay, capturing any potential liquids. As such the risk of pollution to watercourse through direct run-off is limited, as is the potential for infiltration.

As the site is handling a variety of waste including lighter materials, there is the potential for air borne litter to disperse around the site in higher winds. It is proposed that this will be minimised through covered vehicles being used and unloading and handling materials within the proposed building. Whilst storage of the processed facilities will occur outside, these will be wrapped in plastic to prevent escape of matter. Other methods consistent with good practice guidance will be employed should there be escape to limit harm.

Overall, it is considered that there is slight risk of contamination at the site but on the basis of experience with other application sites it is not considered to be large enough, complex or unusual enough to require an EIA related to this issue.

Archaeology and Architectural Context

The site is not located within an Archaeological Priority Area (as defined on the UDP proposals map). It is not located within, or adjacent a conservation area. There are no listed buildings in close proximity.

Overall, the scale and height of the proposed buildings means it is unlikely to have significant impact on the setting of features of historic or cultural importance and warrant an EIA in respect of this issue.

Air Quality, odours and Noise

The site falls within Brent's Air Quality Management Area. As indicated in relation to transport, increased movements to the site are limited. The proposal will initially at least divert movements from an adjacent site, as such vehicle emissions are unlikely to rise significantly. In terms of odours the materials will essentially be handled indoors from unloading, whilst storage post sorting will be within sealed plastic bales. Storage on site post sorting will be for a limited time frame to reduce odour potential. Dust will be controlled through the use of water vapour sprays within the building. Odour and dust emissions will be controlled in accordance with the relevant environmental permits. Overall, the development is not likely to release significant pollutants or hazardous, toxic or noxious substances or odours into the air and the proposed use is not predicted to have a significant effect upon air quality or traffic generation in the area which would require an EIA related to this issue.

It is anticipated the proposal will result in short term increase in noise levels during construction, whilst additional activity on site might increase noise levels associated with vehicle movements. However, the noise levels are not considered to be significant enough to warrant an EIA in respect of this issue.

Other impacts

The council has assessed other possible impacts and effects of the development (including vermin where controls are proposed) and considers that these are not so exceptional as to warrant the need for an EIA.

Date of Decision: 14th January 2016

On behalf of the Council of the London Borough of Brent



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