

KEY INFORMATION

Ward Lochee West

Proposal

Change of use of yard area to incorporate waste transfer station

Address

Land to South of 40 Perrie Street
Dundee
DD3 7JU

Applicant

Trojan Metals
North Isla Street
Dundee
DD3 7JU

Agent

Ritchie Dagen and Allan
29 Hawkhill
Dundee
DD1 5DL

Registered 14 Jan 2002

Case Officer Eve Jones



Two Waste Skips to be Located in Industrial Yard at Perrie Street

The change of use of yard area is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposal is for the location of two sealed metal waste skips within an enclosed yard within an established industrial estate. The use of the skips will also be licensed by SEPA. The proposal is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The application is for the change of use of part of an industrial yard for the location of two waste skips. As the waste material is being brought to the site then transferred off-site for disposal, the area is described as a waste transfer station.
- The skips will be used to store small quantities of asbestos which is brought to the site in sealed bags. They will be stored in the lockable metal skips until sufficient has been accumulated and the materials will then be removed to a licensed disposal site. The site will be licensed and pollution issues will be monitored by the Scottish Environmental Protection Agency.
- The site forms part of an enclosed yard and building unit on the east side of Perrie Street, within an established industrial estate. The operator is a demolition contractor. The proposed use complies with relevant policy in the Dundee Local Plan.
- Two letters of objection were received from adjacent businesses on the grounds that the development will cause increased traffic and parking difficulties. Perrie Street is a wide street able to accommodate the industrial traffic generated by business in the area. The objections are not supported.

DESCRIPTION OF PROPOSAL

The application is for the change of use of part of an industrial yard for the location of two waste skips. As the waste material is being brought to the site and then transferred off-site for disposal, the area is described as a waste transfer station. The skips will be enclosed metal containers which are lockable and they will be located on the existing hardstanding within the yard. The skips will be used to store small quantities of asbestos which is brought to the site in sealed bags. When sufficient has been accumulated, the material will then be removed to a licensed tip.

SITE DESCRIPTION

The site forms part of an industrial unit comprising a substantial brick industrial building with a concrete yard to the north. The yard has a high wall and gates to the street. The site lies on the east side of Perrie Street within an area occupied by a wide range of industrial and commercial uses including car repairs, scrap yards, engineering works, building material and scaffolding storage. There is a vacant site to the west which was formerly occupied by a gas holder. Perrie Street is wide and straight, accommodates on street parking and carries a wide range of traffic including heavy goods vehicles relating to the many local industrial and commercial uses.

POLICY BACKGROUND

Planning Advice Note (PAN) 51 - Planning and Environmental Protection. The PAN notes that planning authorities and environmental protection bodies have different powers and functions that can, on occasions, overlap. It notes that planning controls should not duplicate other statutory controls.

Dundee Local Plan 1998:

Policy EU5 - Kirk Street. The site lies within the area covered by this policy which supports the establishment and retention of industrial and businesses uses which require inexpensive locations. However, new developments should be carried out in an appropriately sensitive manner.

LOCAL AGENDA 21

Key Theme 1 requires that resources are used efficiently and waste is minimised.

SITE HISTORY

There is no planning history of relevance to this application site.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and two valid objections were received from adjacent businesses. The objections were on the grounds of traffic and parking difficulties caused by an increase in vehicles requiring access. The objections will be considered in the "Observations" below.



CONSULTATIONS

There was no adverse comment from Statutory Consultees. The operation of the waste transfer facility will be the subject of licensing control by the Scottish Environmental Protection Agency (SEPA). SEPA are aware of the proposed development and will deal with the proposal under separate legislation.

OBSERVATIONS

The determining issues for Committee are:

- 1 whether this proposal in accordance with the relevant policies in the Dundee Local Plan.
- 2 whether the grounds of the objections are sufficiently strong

to justify the refusal of planning permission.

The site lies within an area identified by Policy EU5 of the Dundee Local Plan for industrial and commercial uses. The remainder of the site is in use as a commercial garage and store for a local building demolition company. The proposed development is compatible with the existing use of the whole site and in accordance with the policy in the Local Plan.

Objections

Two objections have been received from businesses in the adjoining unit on the grounds that Perrie Street already has a large volume of traffic, parking is at a premium and an increase in vehicles requiring access will cause difficulty. Perrie Street is wide and straight and carries traffic of all kinds to the surrounding sites. The application site has a wide gateway designed to accommodate industrial vehicles. The skips are intended to store small amounts of asbestos waste from demolition sites, the material will accumulate over time before being disposed off at a licensed site. The use will not create a significant increase in vehicles using the site. The objections cannot therefore be supported.

Design

There are no design issues as the skips will be located within a walled yard in an industrial area.

CONCLUSION

The proposal is for the location of two sealed metal skips within an enclosed, walled yard in an industrial estate. Small quantities of asbestos will be brought to the site in sealed bags to be stored and then taken for disposal to a registered disposal site. The operations will be the subject of licensing by SEPA which will ensure the proper monitoring of all pollution controls. The application is recommended for APPROVAL subject to conditions.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 The development hereby approved shall be carried out only in strict conformity with the details shown on documentation or contained in any approved amending documents. For the avoidance of doubt, the consent shall relate to the siting of up to 2 number, 40 cu yard skips within the area designated on the submitted site plan.
- 3 The waste skips hereby approved shall only be used to store construction and demolition waste, including asbestos, prior to its disposal at an authorised site.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the development is carried out only in accordance with the terms of this permission.
- 3 To ensure that, having regard to its location, the site is not used in an over-intensive manner and to protect the amenities of the occupiers of nearby properties.