

VARIATION TO CONDITION 2: DRAWINGS

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2.0 CONDITION 2: DRAWINGS

2.1 Application to Vary Planning Condition 2 of ESS/34/15/BTE

Planning Permission ESS/34/15/BTE relates to an Integrated Waste Management Facility (IWMF) on land at the former Rivenhall Airfield near Braintree in Essex. Following the first application for the IWMF's Environmental Permit, the Environment Agency (EA) issued a refusal notice on 21 December 2016, for the following reason:

"Based on the information that has been provided to us, we are not satisfied that you [Gent Fairhead & Co Limited (the Applicant)] have demonstrated that the proposals reduce emissions and their impact on the environment through the use of Best Available Techniques (BAT) and in particular that the proposed stack height is BAT"

In its report, the EA agreed with the Applicant's analysis that the IWMF, as currently permitted under planning, is unlikely to contribute to exceedances of any Environmental Standard for human health. However, whilst the implementation of planning permission ESS/34/15/BTE allows the IWMF to be constructed; the IWMF will require an approved Environmental Permit prior to commencement of operations.

Having considered the EA's detailed decision report, and its consultation responses to local Councillors and members of the public who had expressed concern about the height of the stack, a second Environmental Permit application was submitted by Gent Fairhead & Co Limited (GFC) including details for a higher stack.

On the 20 June 2017, the Environment Agency confirmed that it was "minded to" permit GFC's (second) application for an Environmental Permit, and issued for public consultation a Draft Environmental Permit combining all waste management operations within the IWMF (Draft Environmental Permit Number is EPR/FP3335YU/A001)

To correspond with the revised stack height within the Draft Environmental Permit, namely at a height of 58 metres above surrounding ground level (or 108 m AOD), planning application(s) has been prepared and submitted to Essex County Council.

The existing planning permission established the principle of the IWMF and the stack (85m Above Ordnance Datum (AOD), 35m above existing ground levels) within the landscape at this location, and the revised stack height of 58 m above surrounding ground level (108 m AOD "Above Ordnance Datum") represents a change in stack height of 23 m. The revised stack height is of a comparable height to that of the existing landmarks within the local landscape such as the nearby Sheepcotes Hangar mast and the network of high voltage overhead electricity pylons which are around 50 m above surrounding ground level.

In planning and environmental impact terms, the proposed modification in stack height is a single and subjective issue principally assessed in terms of landscape and visual impacts. Whilst no other changes are proposed to the design, layout or general arrangement of the IWMF, the change in stack height will also require a modification to approved drawings previously submitted and approved under Planning Condition 2 to indicate the revised height of the stack.

This document presents the approved and updated drawings that have been submitted to support the variation to Planning Condition 2.

2.2 Condition 2 of ESS/34/15/BTE

Planning Condition 2 states:

VARIATION TO CONDITION 2: DRAWINGS EXTENSION TO THE IWMF STACK HEIGHT

The development hereby permitted shall only be carried out in accordance with planning application ECC ref ESS/37/08/BTE (PINS Ref. APP/Z1585/V/09/2104804) dated 26 August 2008 (as amended) and

As amended by Non-Material Amendment application reference ESS/37/08/BTE/NMA2 dated 4 September 2012, accompanied by letter from Berwin Leighton Paisner dated 29 August 2012 and email dated 18 September 2012 as approved by the Waste Planning Authority on 25 October 2012.

and

As amended by planning application reference ESS/44/14/BTE dated 5 August 2014, accompanied by letter from Holmes & Hills dated 5 August 2014, report entitled "Business development since obtaining planning permission" dated August 2014, report "Changes in the Case for Need since September 2009" dated August 2014 and letters from Honace dated 5 August 2014 and Golder Associates dated 4 August 2014 and granted by the Waste Planning Authority on 4 December 2014.

and

As amended by planning application reference ESS/55/14/BTE dated 12 December 2014, accompanied by letter from Holmes & Hills LLP dated 12 December 2014, SLR report "Justification for Removal of Fuel Sourcing Conditions" Rev 4" dated December 2014 and letter from Honace dated 5 August 2014 and Golder Associates dated 4 August 2014.

And

As amended by planning application reference ESS/34/15/BTE dated 4 August 2015 and drawing numbers:

Drawing Ref.	Title	Dated
1-1A	Land Ownership & Proposed Site Plan	21/12/15
1-2B	Proposed Planning Application Area and Site Plan	21/12/15
1-5B	Typical Arrangement and Architectural Features	21/12/15
1-8	Schematic Arrangement of Woodhouse Farm	21/12/15
1-9A	Simplified Process Flow	21/12/15
1-10A	Integrated Process Flow	21/12/15
3-3B	Site Plan Layout	21/12/15
3-8E	Building and Process Cross Sections	Dec 2015
3-12E	Building and Process Layout and Cross Sections	Dec 2015
3-14B	Upper Lagoon & Wetland Shelf	18/12/14
3-16	Services Plan	21/05/15
3-19D	General Arrangement & Front Elevation	Dec 2015
8-6A	Landscape Mitigation Measures	21/05/15
IT569/SK/06 A	Proposed Improvements to Site Access Road Junction with Church Road	05/08/08
IT569/SK/07 A	Proposed Improvements to Site Access Road Junction with Ash Lane	05/08/08
19-2C	Tree Survey	21/05/15

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19-3C	The Constraints and Protection Plan	21/05/15
19-5A	Base Plan Woodhouse Farm	21/05/15
IWMF RP 01	IWMF Roof Layout Plan	24/12/15

And in accordance with any non-material amendment(s) as may be subsequently approved in writing by the Waste Planning Authority and except as varied by the following conditions:

2.3 Variation to Condition 2 of ESS/34/15/BTE

The drawings that accompany this application to vary the height of the IWMF stack clarify the changes proposed.

The only changes that are proposed to the approved planning drawings, is to vary the height of the IWMF stack by 23 m to a revised maximum height of 58 m above surrounding ground level (108 mAOD), and update drawings to reflect works that have been completed since implementing the IWMF planning permission. A summary of the changes is presented in Table 3.1:

Table 3.1: Summary of changes to approved planning drawings.

Existing Planning Drawing No.	Title	Change(s)
1-1A	Land Ownership & Proposed Site Plan	No Change
1-2B	Proposed Planning Application Area and Site Plan	No Change
1-5B	Typical Arrangement and Architectural Features	Revision made to stack height – REV C
1-8	Schematic Arrangement of Woodhouse Farm	No Change
1-9A	Simplified Process Flow	No Change
1-10A	Integrated Process Flow	No Change
3-3B	Site Plan Layout	No Change
3-8E	Building and Process Cross Sections	Revision made to stack height – REV F
3-12E	Building and Process Layout and Cross Sections	Revision made to stack height – REV F
3-14B	Upper Lagoon & Wetland Shelf	No Change
3-16	Services Plan	Revision indicates the diverted route of the UKPN & Anglian Water Mains – REV A
3-19D	General Arrangement & Front Elevation	Revision made to stack height – REV E
8-6B	Landscape Mitigation Measures	Updated to indicate areas of off site planting – REV B

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IT569/SK/06 A	Proposed Improvements to Site Access Road Junction with Church Road	Replaced by drawing IT569_S278_03D to indicate the approved and implemented S278 highway works
IT569/SK/07 A	Proposed Improvements to Site Access Road Junction with Ash Lane	Replaced by drawing IT569_S278_04D to indicate the approved and implemented S278 highway works
19-2C	Tree Survey	Updated to indicate the removal of the woodland scrub – REV D
19-3C	The Constraints and Protection Plan	Updated to indicate the removal of the woodland scrub – REV D
19-5A	Base Plan Woodhouse Farm	No Change
IWMF RP 01	IWMF Roof Layout Plan	No Change

A full set of the approved and updated planning drawings are presented in Appendices C2-A and C2-B respectively.

APPENDIX C2-A

Approved Planning Drawings ESS/34/15/BTE [Complete Set]

Existing Planning Drawing No.	Title
1-1A	Land Ownership & Proposed Site Plan
1-2B	Proposed Planning Application Area and Site Plan
1-5B	Typical Arrangement and Architectural Features
1-8	Schematic Arrangement of Woodhouse Farm
1-9A	Simplified Process Flow
1-10A	Integrated Process Flow
3-3B	Site Plan Layout
3-8E	Building and Process Cross Sections
3-12E	Building and Process Layout and Cross Sections
3-14B	Upper Lagoon & Wetland Shelf
3-16	Services Plan
3-19D	General Arrangement & Front Elevation
8-6B	Landscape Mitigation Measures
IT569/SK/06 A	Proposed Improvements to Site Access Road Junction with Church Road
IT569/SK/07 A	Proposed Improvements to Site Access Road Junction with Ash Lane
19-2C	Tree Survey
19-3C	The Constraints and Protection Plan
19-5A	Base Plan Woodhouse Farm
IWMF RP 01	IWMF Roof Layout Plan

APPENDIX C2-B

Updated Planning Drawings [Complete Set]

Existing Planning Drawing No.	Title	Change(s)
1-1A	Land Ownership & Proposed Site Plan	No Change
1-2B	Proposed Planning Application Area and Site Plan	No Change
1-5C	Typical Arrangement and Architectural Features	Revision made to stack height – REV C
1-8	Schematic Arrangement of Woodhouse Farm	No Change
1-9A	Simplified Process Flow	No Change
1-10A	Integrated Process Flow	No Change
3-3B	Site Plan Layout	No Change
3-8F	Building and Process Cross Sections	Revision made to stack height – REV F
3-12F	Building and Process Layout and Cross Sections	Revision made to stack height – REV F
3-14B	Upper Lagoon & Wetland Shelf	No Change
3-16A	Services Plan	Revision indicates the diverted route of the UKPN & Anglian Water Mains – REV A
3-19E	General Arrangement & Front Elevation	Revision made to stack height – REV E
8-6B	Landscape Mitigation Measures	Updated to indicate areas of off-site planting – REV B
IT569_S278_03D	Proposed Improvements to Site Access Road Junction with Church Road	Approved and implemented S278 highway works
IT569_S278_04D	Proposed Improvements to Site Access Road Junction with Ash Lane	Approved and implemented S278 highway works
19-2D	Tree Survey	Updated to indicate the removal of the woodland scrub – REV D
19-3D	The Constraints and Protection Plan	Updated to indicate the removal of the woodland scrub – REV D
19-5A	Base Plan Woodhouse Farm	No Change
IWMF RP 01	IWMF Roof Layout Plan	No Change