

# Site monitoring report

Please find detailed below the report for the site monitoring undertaken. If you should have any queries or require any photographs taken on, please do not hesitate to contact me.

**Site Name:** Chelmsford WTS, Winsford Way, Chelmsford, CM2 5AA

**File Ref:** 23 457 03

**Operator:** ECC

**Site Representative:** Daniel Gray / Jamie Egan

**Visit no:** 1 of 1

**Date:** Tuesday 3<sup>rd</sup> December 2024

**Time on site:** 10:00

**Time off site:** 10:50

**Monitoring Officer:** Tom Sycamore      Tel No: 03330 321 896

**Site Co-ordinator:** Tom Sycamore      Tel No: 03330 321 896

## Permission no's:

**ESS/65/12/CHL** – Change of use to Waste Transfer Station to include the erection of a building for the transfer/bulking of municipal waste, together with ancillary development including dual weighbridge, weighbridge kiosk, office and staff welfare building, firewater holding tanks and pumphouse, underground surface water drainage tanks and pipework, package sewage treatment plant and pipework, vehicle wash system, staff car and cycle parking, vehicle hardstanding, fencing, landscaping, formation of accesses and associated works.

**ESS/31/13/CHL** – Variation of condition 2 (approved details), 16 (landscaping), 21 (access provisions) and 29 (office and substation design) to allow removal of staff/visitor access, removal of substation, re-organised parking area, re-positioned access gates and weighbridge and altered design of office building

**ESS/25/16/CHL** – Variation of condition 6 (noise monitoring)

**ESS/05/17/CHL** – Variation of condition 2 (approved details) to allow overnight parking of associated HGVs

**ESS/16/22/CHL** – Variation of condition 2 (approved details), 3 (operational hours) and 10 (throughput) to increase overnight vehicle parking to 9 HGVs and 6 trailers, to extend operational hours to begin at 06:00 hours on Saturdays, Sundays and Bank and Public Holidays, to increase the waste throughput limit to 110,000 tonnes per annum and provision of double stacked container office.

**Constraints:**

- Weather: **Dry**/ Windy / Rain / Snow
- Noise: **Acceptable**/ Not acceptable / N/A
- Approach roads: **Dry** / Dusty / Wet / Muddy / Flooded
- Ground: **Dry** / Dusty / Wet / Damp / Muddy / Flooded
- Access: Obstructed / **Not Obstructed** / Mud on Road / Ice / Slippery
- Wheel cleaning: Washer / Spinner / Sweeper / **Wash Bay**
- Hose: In use / Not in Use / **N/A**
- Machinery: **Working** / Not working
- In correct position: **Yes** / No / N/A
- Stockpiles: Height = **N/A**
- Bunds: Profiled / Grassed / Some weeds / **N/A**

**Actions from last site visit:**

- Roller shutter door repaired.

**Inspection Results Summary:**

- Perimeter walk carried out around whole site, including inside and behind main transfer building. Main yard, weighbridge and balancing pond also inspected.
- Trench has been dug behind the main building on the north-west perimeter revealing a historic soakaway and a couple of trees have been removed. Site currently in dispute with another landowner around obtaining discharge consent. Issue is reportedly being dealt with. Some sewage-like odour emanating from the trench – site should resolve quickly and reinstate land in the interests of the amenity of nearby residential properties. Must ensure that removed trees are replaced with like-for-like species.
- A temporary structure has been erected in the form of two containers with a canvas/tarpaulin-style arch between. Employees sorting waste by hand as part of waste analysis exercise. Top of arch approximately 5 metres in height and structure approximately 10 metres from the southern site boundary. As a temporary structure, it would likely fall under Schedule 2, Part 4, Class A of the Town and Country (General Permitted Development) (England) Order 2015 relating to temporary buildings and structures. Although reportedly temporary, if a permanent fixture it would likely fall under Schedule 2, Part 7, Class L of the Order relating to development at waste management facilities. The operator is encouraged to seek a formal officer opinion by way of a permitted development request. This can be applied for here:

<https://www.essex.gov.uk/planning-land-and-recycling/permited-development/waste-management-facility-development>

- Roller shutter door that was not working at time of last visit has now been repaired. All doors functioning as they should.
- No complaints have been received from neighbours in recent years.
- Inside the building, odour suppression system was operating. All waste streams were being handled in correct areas.
- Some subsidence around the western side of entrance. Has been an ongoing issue for a number of years. ECC have reportedly been made aware. Sandbags are in place. Does not appear urgent at this time.
- Site currently has throughput limit condition attached to extant planning permission (condition 10), limiting site to 110,000 tpa. Discussed with operator about potential to increase this to 150,000 tpa in line with EA permit currently under determination. Site currently averages around 90,000 tpa but has potential to accept more. Advised that planning permission would be required in the form of a Section 73 application to vary the existing condition, along with any other conditions that may subsequently need to be varied i.e. vehicle movement limits (section 73 of the Town and Country Planning Act 1990).
- Waste vehicles queueing onto highway at time of leaving site. Appeared to be a temporary busy period.
- Site generally clear of litter and maintained well.

**Actions to be taken before next site visit:**

- Resolve soakaway issue, reinstate the land and replace all disturbed trees as per the extant planning permission.
- Apply for planning permission to increase waste throughput limit if considered necessary.
- If desired, apply for formal permitted development request.

**Note: The actions noted in this report are required in order to ensure adequate progress is made and to avoid potential enforcement action against a breach of planning control.**