



**REGULATORY
SERVICES
COMMITTEE**

REPORT

30 June 2011

Subject Heading:

**P0578.11 – Riverside Sewage
Treatment Works, Ferry Lane North off
Lamson Road, Rainham**

**Variation of Condition 2 attached to
planning permission reference
U0005.08 dated 30 October 2009 to
incorporate design changes to Sludge
Storage and Dewatering Building, CHP
Building and plant layout (Application
received 8th April 2011)**

Report Author and contact details:

**Simon Thelwell
Planning Control Manager
Telephone: 01708 432685
Simon.thelwell@havering.gov.uk**

Policy context:

**London Plan; Local Development
Framework**

Financial summary:

No financial impact to the Council.

The subject matter of this report deals with the following Council Objectives

Clean, safe and green borough	<input checked="" type="checkbox"/>
Excellence in education and learning	<input type="checkbox"/>
Opportunities for all through economic, social and cultural activity	<input checked="" type="checkbox"/>
Value and enhance the life of every individual	<input checked="" type="checkbox"/>
High customer satisfaction and a stable council tax	<input type="checkbox"/>

SUMMARY

In November 2008 a proposal was presented to Members for the reintroduction of sludge digestion to Riverside Sewage Treatment Works (STW) involving substantial new and replacement works at the site to meet current sludge treatment requirements and to provide additional capacity to meet future requirements. Havering were consultees to the application with the decision falling to the LTGDC as the determining Authority. Members resolved to raise no objection to the proposals.

The LTGDC subsequently resolved to grant planning permission subject to conditions and the prior completion of a S106 legal agreement. The S106 agreement was subsequently signed in October 2009 and planning permission granted.

This application is seeking approval, through an amendment to a condition, for some minor design changes to the approved scheme:

- To change the radius of the roof to some buildings,
- Increased height to the exhaust stacks to the Combined Heat and Power building
- Minor changes to the layout of plant.

The changes are judged by staff to be acceptable and it is recommended that Condition 2 be varied subject to a legal agreement to reflect this application and to remove the LTGDC as a party to the agreement and no contrary direction from the Mayor for London.

RECOMMENDATIONS

- A. That the Committee resolve that, the application is considered unacceptable as it stands but it would be acceptable subject to:
- a) No direction to the contrary from the Mayor for London;
 - b) The prior completion of a S106 legal agreement to ensure that the provisions of the original S106 dated 30/10/2009 relating to U0005.08 are applicable to this application and to remove the LTGDC as a party to the agreement which would cover all of the planning obligations included in the original Section 106 agreement dated 30/10/2009:
 - The submission and agreement of an Odour Management Plan and Odour Management Protocols for the site prior to commissioning of the development and for the site to be operated in accordance with the OMP which may be modified and updated from time to time in agreement with the Local Planning Authority, including contributions

towards the costs incurred by the Council in approving and auditing the said Agreement and Protocols ;

- land for a potential future public right of way along the eastern boundary of the site from 'Ferry Lane North', south through to the A13;
- a contribution of £10,000 towards a local employment scheme such as Job Net or an equivalent; and
- that recruitment is sought through Job Net or a similar scheme.

CONDITIONS as per U0005.08 save for :

2. All works are to be completed in accordance with the following Drawing Numbers:

Figure 1 - Location Plan

Figure 2a - Riverside STW Ownership Area and Planning Application Plan

Drawing No. 9RTG-YY-02001 REV A - Existing Site Plan and Environs

Drawing No. 9RTG-YY-02000 REV A - Existing Site Plan

Drawing No. 9RTG-YY-02006 REV C - Proposed Site Plan

Drawing No. 9RTG-YY-02005 REV A - Contractors Working Area

Drawing No. 9RTG-YY-02010 REV D - Site Plan Sludge Digestion

Drawing No. 9RTG-YY-02011 REV C - Sludge Digestion Plant Sheet 1 of 2

Drawing No. 9RTG-YY-02012 REV C - Sludge Digestion Plant Sheet 2 of 2

Drawing No. 9RTG-YY-02015 REV A - Relocated Leachate Reception Facilities and Odour Control Unit Number 2

Drawing No. 9RTG-YY-02007 REV C - Planning Application - Sections 1

Drawing No. 9RTG-YY-02008 REV B - Planning Application - Sections 2

Drawing No. 9RTG-YY-02061 REV G - CHP Building External Elevations

Drawing No. 9RTG-YY-02060 REV C - CHP Building Plan and Sectional Elevations

Drawing No. 9RTG-YY-02032 REV C - Dewatering and Sludge Storage Building External Elevations

Drawing No. 9RTG-YY-02031 REV C - Dewatering and Sludge Storage Building Plan and Elevations

Drawing No. 9RTG-YY-02030 REV C - Dewatering and Sludge Storage Building Plan

Drawing No. 9RTG-YY-02055 REV A - Digester MCC

Drawing No. 9RTG-YY-02080 REV A - Leachate Reception Facilities Office

Drawing No. 9RTG-YY-02090 REV A - Typical Detail of Odour Control Units 1 & 2.

No further drawings apply, unless otherwise approved in writing by the Local Planning Authority.

Reasons: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Policy DC61 (Urban Design) of London Borough of Havering's Development

Control Policies Development Plan Document and Policy 4B.1 (Design Principles for a Compact City) of the London Plan (adopted February 2008).

Reason for Approval:

The proposal to re-instate the processing of sludge at Riverside STW, including the processing of approximately 10-25% of sludge generated at Beckton Sewage Treatment Works for a number of years, is considered to be acceptable in principle as it would comply with Havering's LDF Core Strategy and Development Control Policies, the London Plan, and draft Joint Waste Plan objectives for waste management within the Borough.

REPORT DETAIL

1.0 Background

1.1 Proposals for various works required to reinstate the process of sludge digestion at the Riverside Sewage Treatment Works were approved by the LTGDC on 12 February 2009, subject to planning conditions and the completion of a S106 legal agreement (report attached). The S106 Agreement was completed between Havering, and TWUL (the landowners) and the planning permission was subsequently formally granted by the LTGDC on 30 October 2009. Construction commenced on site in July 2010. Since the commencement of construction it has become apparent that there will need to be some minor changes to the permitted design and layout.

2. Site Description

2.1 Rainham Riverside Sewage Treatment Works Facility (Riverside STW) is located off Ferry Lane North approximately 500m south west of Rainham Village. The site lies immediately east of the Beam Reach 5 Business Park and west of the Ferry Lane industrial estate. There are 8 existing residential properties within 100m of the site owned by Thames Water; the next closest residential area is approximately 250m north of the site.

2.2 The site is bounded to the north by the Barking – Southend C2C Railway and the Channel Tunnel Rail Link (CTRL). The A13 defines the southern boundary of the Riverside STW. The east and west boundaries are bounded by existing watercourses referred to as Rainham Creek and Havering Sewer. Rainham Creek is a Site of Importance for Nature Conservation (SINC) of Metropolitan Importance directly affected by the tidal flow of the River Thames. Havering Sewer is a SINC of Grade 2 Borough Importance. A SINC of Borough Importance is also located within the old sludge lagoons of the site.

2.3 There are numerous buildings and structures on the site of differing ages from the 1920's through to more recent constructions, all of which, form part

of the Riverside STW with a current capacity serving 415,500 population equivalent.

2.4 The site is located within the Rainham Employment Area and is identified as a Strategic Industrial Location.

3. Description of Proposal

3.1 A full description of the proposed works and buildings for which planning permission has been granted is contained within the attached report. The changes to the permitted design that are sought through this application are as follows:

- Sludge Storage and Dewatering Building – It is proposed to slightly increase the radius of the curved roof in order to maintain a smooth curvature resulting in a slight decrease in the overall height from 14.515m to 14.310m and an increase in the eaves height on the northern elevation from 6.5m to 6.8m. It is also proposed to change the external staircase from a spiral to a non-spiral design.
- CHP Building – Similar change to the roof design to that described above resulting in an increase in eaves height from 6m to 7m and a 0.1m reduction in overall height. It is also proposed to increase the height of the engine and boiler exhaust stacks by 4.85m from 14.15m to 19m in order to comply with Havering Air Quality Management objectives and EU objectives. Some changes to the position and extent of ventilation louvers is also proposed.
- Plant Layout – Thickened sludge silos and Centrate Collection Chamber to be located to the east of the dewatering and sludge storage building. Reception tanks to be located 15m to the east of previous location to enable Odour Control Unit to be located immediately to the west. Sludge heat dump repositioned to the south of the Thermal Hydrolysis Plant. THP transformers relocated to south of new road. A Motor Control Centre to be relocated from the south of the digester area to the north of the existing large digesters.

4. Planning History

4.1 Sewage works have occupied this site since the 1920's and there is an extensive planning history. Of most relevance are the following recent applications:

P1643.99 - Blower house building – Approved

U0004.08 - Blower House incorporating motor control centre building and transformer bay - Approved

U0005.08 - New sewage sludge advanced digestion facility, including reburbishment of existing digesters. Sludge reception tanks; sludge thickening plant, thermal hydrolysis plant, anaerobic digestion plant, sludge dewatering and storage facilities, gas holders, combined heat & power plant, waste gas burner, odour control plant & assoc. works & structures;

pipework; internal access roads; relocation of leachate reception facilities. –
Approved

5. Consultations and Representations

5.1 The application has been advertised as a major application by reason of the size and nature of the proposals to which the condition for which variation is sought applies. The application was advertised by press notice, site notices and letters to neighbouring properties. No letters of representation have been received.

5.2 The following consultee responses have been received:

- **Mayor for London** – The Mayor for London has been consulted and comments are awaited. It is anticipated that staff will report these orally at the meeting.
- **Environment Agency** – No objections subject to original conditions being re-imposed..
- **Streetcare/Highways** – No objection

6. Relevant Policies

Havering LDF Policies

CP11 – Sustainable Waste Management
CP15 – Environmental Management
CP17 – Design
DC9 – Strategic Industrial Locations
DC33 – Car Parking
DC48 – Flood Risk
DC49 - Sustainable Design and Construction
DC50 – Renewable Energy
DC51 – Water Supply, Drainage and Quality
DC52 – Air Quality
DC53 – Contaminated Land
DC61 – Urban Design

Consolidated London Plan Policies

2A1 – Sustainability Criteria
4A.1 – Tackling Climate Change
4A.3 – Sustainable Design and Construction
4A17 – Water Quality
4A18 – Water and Sewage Infrastructure
4A.19 – Improving Air Quality

National Guidance

PPS10 – Planning for Sustainable Waste Management
PPS22 – Renewable Energy

PPS23 - Planning and Pollution Control
PPS25 – Development and Flood Risk

7. Staff Comments

- 7.1 The principle of re-introducing sludge treatment to the Riverside STW is considered acceptable having been granted planning permission on 30 October 2009. The development accords with Policies CP11 and DC51 which support the provision of waste developments within industrial strategic locations or existing licensed waste facilities. The site is an existing waste treatment site and is allocated within a main employment area, where policy DC9 Strategic Industrial Locations applies. Work to implement the permission is underway, all pre-commencement conditions having been satisfied.
- 7.2 The acceptability of the proposal therefore rests on consideration of the design and visual impact of the revised structures and the amended layout and any additional impacts arising as a result of the proposed amendments.
- 7.3 *Design and Visual Impact* - Most of the buildings that would be altered or moved would not be visible from the public domain due to a combination of their location amongst existing infrastructure and the separation distances from public viewpoints. Nevertheless, consideration has been given to the design of these structures as some would be visible from the adjacent rail corridor.
- 7.4 The proposed change to the radius of the curved roof to the sludge and dewatering building and the CHP building are necessary in order to avoid the need to crimp the proposed metal roof cladding, thereby enabling a smooth curvature. Staff are satisfied that these changes will be of little consequence and are acceptable.
- 7.5 The increased height of the engine and boiler house exhaust stacks will make these more visible from outside the site. However, these features are within a site that contains buildings up to 15m high and an array of digester tanks that are 23m high. Within the context of the site the additional height is considered to be acceptable and is considered by staff to fit well with the scale of the buildings in the immediate vicinity.
- 7.6 The proposed changes to the layout of the site only affect the location of some of the more ancillary buildings and structures within the overall footprint of the permitted scheme and have no material impact upon the external appearance of the site or impact upon outside receptors.
- 7.7 *Other Considerations* – The only external impact that the changes will result in arises from the increase in the height of the exhaust stacks. The increase in height is designed to ensure adequate dispersion of exhaust gases aimed at improving air quality in the area in compliance with the relevant pollution control regimes that apply.

7.8 Impacts in terms of odour, transport, biodiversity, water and flood risk, noise, land quality and archaeology are all unaffected by the proposed changes and are dealt with where necessary by conditions that will be re-imposed in any new permission

8. Conclusion

8.1 Staff are satisfied that the proposal as amended remains acceptable in principle as it would comply with the LDF Core Strategy and Development Control Policies DPDS, London Plan and draft Joint Waste Plan objectives for waste management within the Borough. Staff are satisfied that any impacts associated with the proposed amendments would be inconsequential.

8.2 The S106 would provide necessary safeguards, contributions and obligations and it is accordingly recommended that planning permission be granted subject to a legal agreement and no contrary direction from the Mayor for London should the application need to be referred formally at Stage II.

IMPLICATIONS AND RISKS

Financial implications and risks:

No financial implications or risks.

Legal implications and risks:

A Section 106 planning obligation would need to be prepared and signed prior to the issue of the planning permission.

The heads of the agreement are set out in the report recommendation.

Human Resources implications and risks:

There would be no human resource implications or risks.

Equalities implications and risks:

There are no specific social inclusion and diversity issues that arise directly from this report. The council's policies and guidance, the London Plan and Government guidance all seek to respect and take account of social inclusion and diversity issues.

BACKGROUND PAPERS

1. The planning application as submitted or subsequently revised including all forms and plans.
2. The case sheet and examination sheet.
3. Ordnance survey extract showing site and surroundings.
4. Standard Planning Conditions.
5. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.
6. The relevant planning history.