

Addendum 3

LA01/2024/1187/F

1.0 Background

1.1 A further objection was received on Monday 24th March. It is considered below.

2.0 Update & Consideration

2.1 A summary of the matters raised within the objection are as follows:

- Problem with odours
- Compliance with PPS 11 and matters should not be '*kicked down the road*'
- Impact on sensitive receptors
- Queries and concerns regarding the odour management plan and its implementation
- Concerns relating to the existing building and run off
- Concerns relating to traffic and vehicle movements
- And a suggest condition that Craighulliar WTS must close completely within 3 months of Letterloan WTS coming into operation

2.2 It is proposed that waste will be removed from the waste transfer station daily and always within 48 hours. This quick turn over of the waste will mitigate odours from arising and will be less than those associated with a landfill site where the waste would be going and remaining on site until it decomposes should the additional waste transfer code not be permitted.

2.3 The application has been assessed against PPS11 as set out in the PCR and addenda. The waste transfer station currently exists

and is operational. The proposal is the addition of 1 waste stream. Mixed dry recyclables, which are currently dealt with at the WTS can include odourous wastes such as milk bottles, and other jars, bottles and containers that can have food and drink residues on them.

- 2.4 The caravan site is operational since 2018 and the objector has not raised any major issues in the objections with regards the current operations of the landfill site/waste transfer station and the caravan park. It demonstrates the ability of the applicant to manage odorous wastes in both a landfill and waste transfer setting without causing an odour issue at the nearest receptors. Furthermore, the planning application for the holiday park was submitted and approved in the knowledge that the landfill site and WTS operated on this site.
- 2.5 As set out previously, the site will be regulated by NIEA under a Waste Management Licence. The odour suppression system will be operated if the site manager completes the daily inspection and assesses there is a risk of odour outside the site boundary. This will be a condition of the Waste Management Licence and is regulated by NIEA.
- 2.6 The Waste Management Licence contains a condition which states that the operation is not permitted to have an odour outside the site boundary. If Cell 6 of the existing landfill site was developed it would bring a more odourous operation closer to the caravan site.
- 2.7 The Odour Management Plan has formed part of the assessment and consideration, and the matters within it will be regulated and required under the Waste Management Licence. Therefore, having regard to the foregoing and the matters raised by objectors, it is proposed that the following conditions be included should planning permission be granted:

9. The operation of the site shall be carried out in accordance with the Odour Management Plan.

Reason: To ensure the working of the site is acceptable and to protect the amenity of the adjoining area.

10. *The vehicular roller doors shall only be opened to allow a vehicle to enter and exit the building and at no other times.*

Reason: To protect the amenity of the adjoining area.

11. *The pedestrian access door shall remain closed at all times when waste is being moved within the building.*

Reason: To protect the amenity of the adjoining area

- 2.8 The existing building is a similar design to current waste transfer station including reinforced concrete walls, roller doors and steel cladding and therefore meets current design standards for these facilities. There is no proposed changes to the drainage system.
- 2.9 Any vehicles entering the landfill site and WTS, will also have to leave. Therefore, there will be no greater vehicle *movements* entering or leaving the site. The operation of the landfill site included black bin waste from across the Council area and commercial customers. There will be no commercial customers using the WTS; and will be Council waste only. Therefore it is likely that there will be a reduction in the number of vehicle movements.
- 2.10 Craigahulliar is a stand alone full permission which is neither a temporary nor time restricted permission. It would be *ultra vires* to condition this to close, pending another proposal becoming operational which may be subject to other permissions or restrictions itself. However, it is the applicant's intention that the purpose of any new transfer station at Letterloan is likely to recommend the consolidation and closure of Craigahulliar.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum, including the additional suggested conditions and agree with the recommendation to approve the application in accordance with Paragraph 1.1 of the Planning Committee Report.