

Application Number 07/2017/3057/HAZ

Address 142 Brierley Road
Walton Summit Industrial Estate
Bamber Bridge
Preston
Lancashire
PR5 8AH

Applicant Evans Vanodine International

Development Application for hazardous substance consent for the manufacture, storage and supply of hazardous substances (Detergents/Disinfectants) with the increase in quantities from approved application 07/2015/1825/HAZ

Officer Recommendation **Consent Granted**
Officer Name **Mrs Catherine Lewis**

Date application valid 09.10.2017
Target Determination Date 04.12.2017



1.0 Report Summary

1.1 The application is for hazardous substances consent for the storage and use of prescribed substances within land and buildings associated with the company known as Evans Vanodine.

1.2 The company located at Walton Summit specialises in the manufacture and supply of cleaning and hygiene chemicals in particular animal hygiene and industrial cleaning products. Building a reputation based on innovation and commitment to research and development, the company ensures a flow of new and improved formulations.

1.3 First started in Salford in 1919, the company has researched and developed products for both the UK and overseas. Now located on Walton Summit, the company operates from a modern 100,000 square foot factory on a 5 acre site employing 150 people.

1.4 The Planning (Hazardous Substances) Act 1990 provides for Hazardous Substances Consents to be granted provided that the particulars which are being applied for are evidenced and verified by any consultations that the hazardous substances authority (South Ribble Borough Council in this case) deems appropriate.

1.5 The hazardous substances authority has undertaken the required publicity associated with this application and has consulted the HSE. The HSE have responded and raised no objection subject to conditions controlling the location and quantities of some substances. The application for Hazardous Substances Consent is considered to be acceptable and consent should therefore be granted subject to the imposition of conditions.

2.0 Site and Surrounding Area

2.1 The application site is located approximately 2km east of Bamber Bridge within an established industrial estate known as "Walton Summit". To the west and north is the estate road with a pedestrian footpath to the south and industrial units beyond. The nearest building to the application site is located some 8m away on the southern boundary.

2.2 The nearest residential properties are located some 80m away on the northern boundary beyond the railway line and associated landscaping.

2.3 The premises comprise of three buildings housing, liquid production manufacture and filling, packaging warehousing and finished goods warehousing and distribution. The site is subject to Policy E2 Protection of Employment Areas and Sites of the South Ribble Local Plan.

3.0 Planning History

3.1 The application site is located at and established industrial estate.

3.2 07/2015/1825/HAZ Application for hazardous substance consent for the manufacture, storage and supply of hazardous substances (Detergents/Disinfectants). Granted 23 of April 2015.

3.3 07/2017/0013/FUL-Two storey and single storey extension to western elevation together with re-cladding and alterations to fenestration. Increase in on-site parking provision and associated landscaping. Granted February 2017.

4.0 Proposal

4.1 The application is for hazardous substances consent for the storage of prescribed substances (namely category R10: 'Flammable liquids' and R50 & R51/53: 'Dangerous for the Environment') within three external areas of the site and within the two of the buildings.

4.2 An amended application form and plans have been received which reflect the changes required by the Health and Safety Executive. These changes are of a minor nature and there would be no increase in quantities of the substances. The minor changes relate to ensuring that the location of the substances set down on the application form replicates the plans in both location and symbols.

5.0 Summary of Publicity

5.1 A Site Notice have been posted and 25 neighbouring properties consulted with a total of 13 letters being received. The comments are summarised below:

- Concern about the lack of an updated risk assessment given the increase in volume of various materials some of which are no benign
- Inadequate notice of the application- were the ward councillors made aware of the application?
- The application poses an increased risk to the community.
- Lack of an updated Evacuation process- currently there is poor visibility and communication about this aspect and the application should be refused.
- Concern about this type of application and the impact on any of the proposed new housing
- Concern due to the close proximity to residential properties and a large play area.
- Concern about any accident in close proximity to the Motorway network
- Evans Vanodine have had a public meeting but the residents were not invited.
- Some residents have raised concern about the potential discharge from the application site affecting a serious lung complaints and asthma.
- Have the fire and emergency services been consulted and where is the paper work?
- Residents have questioned how a toxic release would be managed.
- Concerned about the high handed attitude adopted by South Ribble regarding consultation.

5.2 Health and Safety Executive (HSE) In considering this application for Consent, HSE has made the assumption that the requirements of the Health and Safety at Work etc. Act 1974, and all relevant statutory provisions, will be met at the establishment should Consent be granted. On this basis, The Health and Safety Executive has concluded that the risks to the surrounding population arising from the proposed operations are so small that there are no significant reasons, on safety grounds, for refusing Hazardous Substances Consent 07/2015/1825/HAZ. Following further information regarding the recently approved go karting facility they updated their comments to state: Has raised no objection and concluded that “granting planning permission to vary extant Hazardous Substances Consent would lead to a reduction in consented risk at the go karting facility”. Conditions are recommended to control the level of the substances.

5.3 Fire Safety Officer- The above application has been inspected and they have no representations to make.

5.4 Environmental Agency- No comments to make.

5.5 Architectural Liaison Officer-Crime – Previously advised that the security of the site is of a high standard with perimeter fencing, alarms and CCTV cameras and that the appropriate security teams have been advised about the application.

5.6 Environmental Health - No observations to make.

6.0 Policy Background

National Planning Policy Framework (NPPF)
Chapter 8: Promoting healthy and safe communities
Chapter 16 Conserving and enhancing the natural environment

Planning Practice Guidance (PPG)

Central Lancashire Core Strategy
Policy 9: Economic Growth and Employment
Policy 10: Employment Premises and Sites- Protects existing employment sites

South Ribble Local Plan

Policy E2 states that industrial and business premises within the area are essential to its prosperity, with the ability to expand seen as a main component of job retention and creation. This policy supports appropriate expansion or redevelopment of such sites.

Policy G17 Design Criteria for New Development

7.0 Other Material Considerations

7.1 As part of changes to legislation, Evans Vanodine are required to apply for hazardous substances consent. The Planning (Hazardous Substances) Act 1990 allows for Hazardous Substances Consents to be granted by the hazardous substances authority (South Ribble Borough Council in this case) provided that the particulars which are being applied for are evidenced and verified by the appropriate consultations that are required. South Ribble as the hazardous substances authority (HSA) has undertaken the required publicity associated with this application and has consulted a number of bodies.

7.2 Hazardous substances consent is an important mechanism in the overall control of major hazards as it enables the HSA to consider whether the presence of a significant quantity of a hazardous substance is acceptable in a particular location. The process ensures that hazardous substances can be kept or used in significant amounts only after an assessment of the risk to people and the environment in the surrounding area. The rare occasions when explosions at chemical works have occurred, underline the importance of controlling sites where these substances could be present.

7.3 In assessing whether to grant consent, the responses from the consultees are a material consideration. The Health and Safety Executive HSE is a statutory consultee on applications for hazardous substances consent. Their remit is to consider the hazards and risks which the hazardous substance may present to people in the surrounding area, and take account of existing and potential developments. Their advice is aimed at mitigating the effects of a major accident on the population around a major hazard site.

7.4 The HSE requested some minor amendments with regard to the location of the substances and not the increase in quantities. They further requested more time to consider the application when they were made known about the go karting facility at 148 Brierley Road.

7.5 The HSE has advised that the risks to the surrounding population and this includes the adjacent go karting facility, would be reduced. The previous condition should be re-imposed controlling the concentrate of the hazardous substance known as Formaldehyde together with a further condition controlling the location of the hazardous substances.

7.6 The Fire Authority and Environment Agency have raised no objection, and the Architectural Liaison Officer has previously advised that the site is well secured.

8.0 Relationship to Neighbours

8.1 The application site is located on an established industrial estate and is surrounded by other industrial units. The motorway (M6) separates the nearest residential properties from the development which are located some 117m to the west of the site. To the north of the site are industrial units, the railway line and then residential properties some 119 m away from the site. Given that the consultees have not raised any objections, the site is well run and secure and the consultees have not raised any objections it is considered that the storage of these chemicals in the quantities stated is acceptable.

9.0 Other Matters

9.1 Residents have raised concern about how the application was publicised and that due to the nature of the application more should have been undertaken. Site notices were posted and 23 neighbour properties were notified. It is acknowledged that the most of these are located on the industrial area. However, the general public became aware of the application as part of a consultation process associated with the Emergency Plan Process. The applicant together with the Council's Senior Risk and Insurance Officer have met with local residents to explain the process and to allay any concerns.

The applicant has also offered to show any resident or councillor around the premises and I understand that some people have taken up this offer. No further comments or concerns have been received by neighbours.

The Fire and Police service have been consulted and have raised no concerns.

10.0 Conclusion

10.1 In conclusion, it is recommended that Hazardous Substance Consent should be granted with conditions controlling the location and the storage of the substances and that the hazardous substance Formaldehyde to be used or kept at concentrations below 90%.

Recommendation

Consent Granted subject to the following conditions:

1. The Hazardous Substances shall not be kept or used other than in accordance with the particulars provided in the application, nor outside the areas marked for storage of the substances on the plan which formed part of the application:

Document Ci -0S Map -Substance Location Plan-1:2,500 Scale

Document Cii- Detailed Substance Location Plan -1:300 Scale.

Reason: To ensure a satisfactory form of development

2. The hazardous substance Formaldehyde shall only be kept or used at concentrations below 90%.

Reason: To ensure a satisfactory form of development.

RELEVANT POLICY

NPPF National Planning Policy Framework

9 Economic Growth and Employment (Core Strategy Policy)

10 Employment Premises and Sites (Core Strategy Policy)

POLE2 Protection of Employment Areas and Sites

POLG17 Design Criteria for New Development

Note:
