

# Planning Development Management Committee

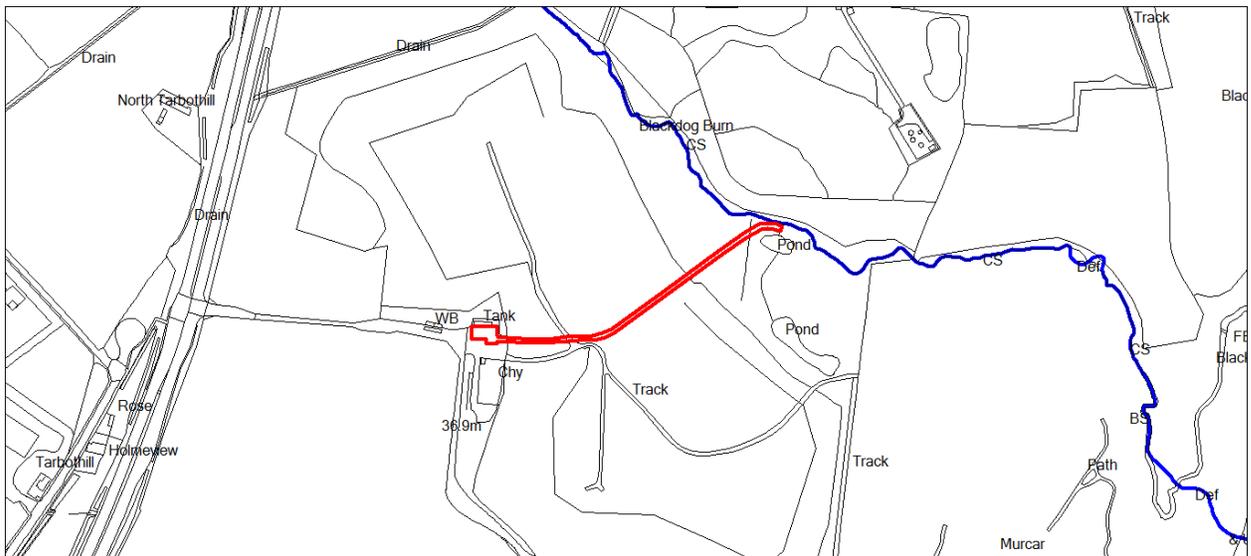
TARBOTHILL LANDFILL SITE, TARBOTHILL,  
MURCAR

ERECTION OF LEACHATE PLANT,  
ASSOCIATED PIPELINE, AND  
LEACHATE/ACID HOLDING TANKS

For: FFC Environment (UK) Ltd

Application Type : Detailed Planning Permission  
Application Ref. : P160030  
Application Date: 15/01/2016  
Officer: Hannah Readman  
Ward : Bridge of Don (M Jaffrey/J Reynolds/S  
Stuart/W Young)

Advert : Section 34 -Proj. Pub.  
Concern  
Advertised on: 27/01/2016  
Committee Date: 17/03/2016  
Community Council : No response  
received



## RECOMMENDATION:

**Approve subject to conditions**

## **DESCRIPTION**

Tarbothill landfill site lies approximately 7km to the north of the City Centre on the north eastern extremity of the Council area, it extends to 19 hectares and is designated Green Belt. To the east is Murcar Golf course, south by Tarbothill Farm, and west by grazing land, beyond which runs the A90(T). The northern extend of the landfill site is the Blackdog Burn and beyond a grass field overlooked by around a dozen dwellings on Hareburn Terrace. This application relates specifically to a narrow strip of approximately 1752m<sup>2</sup> situated towards the middle of the landfill.

## **RELEVANT HISTORY**

P150830 – Detailed planning permission for the erection of a reverse osmosis plant and associated works including a pipeline and leachate/acid holding tanks was approved conditionally under delegated powers in October 2015. No letters of objection were received.

P041089 – Detailed temporary planning permission was approved in October 2004 for a period of 10 years for the construction of leachate tanks and for the retention of offices, mess facilities and weighbridge portacabins. The expiry of this consent was followed by P150830 above.

## **PROPOSAL**

This application is an alternative to the scheme approved under P150830, which sees a revised treatment plant layout, still centrally located, and a change to the length and route of the pipeline, which has been reduced from 753m in length to 296m. Essentially the pipeline takes a more direct route, rather than skirting the boundary of the landfill.

Details of the approved treatment plant remain unchanged; to summarise:

- 70m<sup>3</sup> of leachate would be processed each day;
- Container housing equipment would measure W2.4m, L12.2m, H2.8m;
- 2 x horizontal leachate tanks each measuring W10m, L3.6m, H3.6m;
- Acid adjustment/storage tank measuring W3m, H3.4m;
- Leachate/permeate vertical tank measuring W3.8m, H3.5m.

## **Supporting Documents**

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=160030>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

- Supporting Planning Statement (December 2015)

## **REASON FOR REFERRAL TO COMMITTEE**

The application has been referred to the Planning Development Management Committee because 26 letters of objection have been received. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

## **CONSULTATIONS**

**Roads Development Management** – No observations;

**Environmental Health** - Requested additional information in relation to noise impact, this was submitted and EH are now satisfied, no objection;

**Flooding** – Request SuDs condition to be added;

**Scottish Environment Protection Agency** – No objection, provide some general advice;

**Aberdeen International Airport (safeguarding)** – No objection;

**Community Council** – No response.

## **REPRESENTATIONS**

26 identical letters of objection have been received. The objections raised relate to the following matters:

- Odour nuisance;
- Accidents could result in pollution of the environment;
- Discharge and treatment can have adverse effects on Blackdog Burn;
- Site is on greenbelt land and it is not acceptable to build any more industrial projects here;
- Three storage tanks in the area are not acceptable.

## **PLANNING POLICY**

### **National Policy and Guidance**

National Planning Framework 3

Scottish Planning Policy

Scotland's Zero Waste Plan

Planning Advice Note 33 - Development of Contaminated Land

### **Aberdeen City and Shire Structure Plan**

Sustainable development and climate change

### **Aberdeen Local Development Plan**

D1: Architecture and Placemaking

D6: Landscape

T2: Managing the Transport Impact of Development

NE2: Green Belt

NE6: Flooding and Drainage

R2: Degraded and Contaminated Land

R3: New Waste Management Facilities

### **Proposed Aberdeen Local Development Plan**

D1: Quality Placemaking by Design

D2: Landscape

T2: Managing the Transport Impact of Development

NE2: Green Belt

NE6: Flooding, Drainage and Water Quality

R2: Degraded and Contaminated Land

R3: New Waste Management Facilities

## **Other Relevant Material Considerations**

Aberdeen City Waste Strategy 2014-2025

## **EVALUATION**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

### Overview

The proposed reverse osmosis leachate treatment plant and pipeline would treat 70m<sup>3</sup> of leachate daily and discharge treated effluent into surrounding watercourses. The osmosis process treats leachate several times, separating clean water from waste. The resulting clean water would be discharged into a pond linking to Blackdog Burn, whilst the waste liquid would be removed from the site. Currently, all leachate is left untreated and taken in tankers to a processing facility in Glasgow, amounting to approximately 730 vehicle journeys a year. The proposed facility would assist in reducing this number to approximately 230 journeys a year, relating to the waste liquid only.

### Visual Impact

The site forms part of the green belt and coastal undeveloped area, as designated in the adopted Local Plan. The proposals are considered 'essential infrastructure' in order to maintain and further protect the environment from possible leachate and ensure that the leachate is processed in the most sustainable manner, and is therefore acceptable in principal, in compliance with policies NE2, D6 & R2. The size of the proposed buildings and equipment are limited in the context and as small as reasonably practicable. They would be obstructed by a series of grass banks, which currently border the area of hardstanding in the centre of the facility and a security fence/gate, the details of which have been conditioned. The tanks would be dark green and the container off white, in order to remain subservient in the landscape. This small scale equipment and buildings are located with due consideration to the context, being within the existing operational area of the landfill, in compliance with policy D1. The proposed pipeline would be buried at a depth of 1m and would be 0.09m wide, having a nominal impact on the landscape, in compliance with policy D2.

### Matters Raised in Representations

All letters of objection have been received from residents within Blackdog, which is situated 379m north of the proposed plant area. The proposals have been assessed by SEPA and ACC Environmental Health officers, who have raised no concerns in relation to odour or pollution. The landfill is currently subject to a SEPA Waste Management License. The proposed plant would also require a

Pollution, Prevention and Control (PPC) permit to operate, which would regulate all aspects of water, noise, odour and any air emissions. Furthermore, a condition has been applied to this consent to control any potential impact on Balmedie bathing beach, in compliance with policies NE6 and R2. Cumulatively, these measures are considered more than adequate to control activity on site.

The comment in relation to development in the green belt has been addressed above.

### Conclusion

This proposal is considered to be a minor amendment of P150830, which already has permission. It raises no new issues. Rather, it is considered an improvement due to the alternative route and shorter length of the pipeline, which would cause less disruption to the landscape, in compliance with National Planning Policy. Overall, the proposal would result in a significant reduction of lorry journeys to and from the site, helping to reduce CO<sup>2</sup> emissions in compliance with policies T2 and R3 and is also considered an appropriate and sustainable way to treat leachate, in compliance with National, Regional and Local Policy and associated guidance documents.

### Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to representation and are regarded as unresolved issues to be determined at the Examination; and
- the relevance of these matters to the application under consideration.

Policies and proposals which have not been subject to objection will not be considered at Examination. In such instances, they are likely to be carried forward for adoption. Such cases can be regarded as having greater material weight than those issues subject to Examination. The foregoing can only be assessed on a case by case basis. In this instance, no additional considerations are raised.

## **RECOMMENDATION**

### **Approve subject to conditions**

### **REASONS FOR RECOMMENDATION**

The principal of the development has already been established as acceptable through planning permission P150830. The revised layout and shorter pipeline proposed remains acceptable and does not raise any new considerations, remaining in compliance with National Planning Framework 3, Scottish Planning Policy, Scotland's Zero Waste Plan, Planning Advice Note 33 - Development of

Contaminated Land, Aberdeen City and Shire Structure Plan: Sustainable development and climate change, Aberdeen Local Development Plan Policies D1: Architecture and Placemaking, D6: Landscape, T2: Managing the Transport Impact of Development, NE2: Green Belt, NE6: Flooding and Drainage, R2: Degraded and Contaminated Land, R3: New Waste Management Facilities, Proposed Aberdeen Local Development Plan Policies, D1: Quality Placemaking by Design, D2: Landscape, T2: Managing the Transport Impact of Development, NE2: Green Belt, NE6: Flooding, Drainage and Water Quality, R2: Degraded and Contaminated Land, R3: New Waste Management Facilities and the Aberdeen City Waste Strategy 2014-2025.

## **CONDITIONS**

**it is recommended that approval is given subject to the following conditions:-**

1. No development shall commence until the Local Planning Authority has received and agreed in writing information in respect of the final effluent quality, microbiological loading and potential impact to Balmedie bathing beach as requested in correspondence issued by SEPA on the 2<sup>nd</sup> February 2016 and a mechanism for monitoring the agreed details during the operational life of the development hereby permitted.

Reason: To protect the environmental quality of the area.

2. No development approved by this permission shall be commenced until a SUDS design and delivery timetable has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal.

3. If the reverse osmosis plant hereby permitted ceases to operate for a continuous period of 6 months then a scheme for the decommissioning and removal of that plant and any ancillary equipment and structures relating to the reverse osmosis plant, shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the cessation period. Decommissioning shall take place in accordance with the approved scheme unless otherwise agreed in writing by the planning authority.

Reason: In the interest of the visual appearance of the area.

## **INFORMATIVE**

In order to protect amenity of the occupants of the neighbouring residences and prevent any potential noise nuisance caused by site/ground preparation works and construction works, such operations should not occur:

- a) Out with the hours of 07:00 to 19:00 Monday to Friday;
- b) Out with the hours of 09:00 to 16:00 on Saturdays so that no noise is audible at the site boundary out with these times;
- c) During the accepted times the noise affecting residential premises is restricted to a maximum LAeq (12 hours) of 75dB.