
NORTH AYRSHIRE COUNCIL

22nd March 2023

Planning Committee

Locality	Irvine
Reference	23/00120/PP
Application Registered	16th February 2023
Decision Due	16th April 2023
Ward	Irvine South

Recommendation	Approved subject to Conditions
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Location	Oldhall ERF 16 - 20 Murdoch Place Oldhall West Industrial Estate Irvine North Ayrshire KA11 5DG
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Applicant	Doveryard F.A.O. Mr Scott Brown
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Proposal	Variation of Condition 1 of planning permissions 19/00539/PPM and 20/00819/PPM to facilitate temporary 24 hour working on the slip forming of the approved concrete bunker
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1. Description

Planning permission was granted by the Planning Committee during 2020 for the development of an energy recovery facility (ERF) at Murdoch Place in Oldhall Industrial Estate, Irvine. The development is being implemented and is now approaching the second year of a three-year construction period. The facility would generate heat and power from non-recyclable waste from domestic and industrial sources, excluding hazardous and medical wastes. The facility will have the capacity to process up to 180,000 tonnes per year. Once operational, the ERF would employ between 30 and 40 people. The peak construction workforce would be around 200 people.

The applicant is seeking permission to vary the terms of condition 1 of the planning permissions (ref. 19/00539/PPM and ref. 20/00819/PPM) to enable 24 hour working to take place for 'slip forming' works on the concrete bunker at the construction site between the end of March 2023 and the end of August 2023 (i.e., approximately 5 months). 'Slip forming' is the process of forming a concrete structure using a reinforced timber frame then pouring concrete into the 'mould'. Reinforcement bars are added to the concrete whilst it sets. The

timber shutters are then removed once the concrete hardens. The concrete bunker at the ERF would be 35 metres in height and would form the main structure of the facility. Later phases of construction would result in the bunker being enclosed by a steel frame which would then be clad with metal panels as per the previously approved planning permissions.

Condition 1 currently states:

"That the development hereby approved shall be implemented in accordance with the details and recommendations contained in the supporting documentation submitted with the planning application unless otherwise indicated below, all to the satisfaction of North Ayrshire Council as Planning Authority."

The relevant "supporting documentation" in this case is the previously approved Planning Statement, which sets out the approved routine construction hours. The relevant text reads as follows:

"Construction Phase

3.85 Construction operations would generally take place between the following hours:

0700 - 1900 Monday to Friday

0700 -1600 Saturday and Sunday

3.86 Notwithstanding this, it may from time to time be necessary to work outside of these hours; for example, in connection with the continuous pouring of concrete. It is also envisaged that non-intrusive activities (such as electrical installations, plumbing and similar activities) would be undertaken outside of these hours in order to minimise overall construction time. HGV movements associated with such activities would be insignificant.

3.87 Any intrusive work outside of these hours would be with the prior agreement of the Local Planning Authority, except in the case of any emergency".

The Planning Statement recognises that at times it may be necessary to work outside the principal working hours, particularly in respect of the continuous pouring of concrete. It is the slip forming of the main structure for which express authorisation is sought in this case. Arguably this is provided for in the existing text at 3.86, but for the avoidance of doubt, the applicant is seeking the following variation to condition 1:

"That the development hereby approved shall be implemented in accordance with the details and recommendations contained in the supporting documentation submitted with the planning application unless otherwise indicated below, and in accordance with the details submitted in the 'Temporary Construction Hours Variation of Condition' document dated 15/02/2023, all to the satisfaction of North Ayrshire Council as Planning Authority."

The 'Temporary Construction Hours Variation of Condition' document has been submitted with the application. The document states that the proposed working is for the formation of the concrete bunker of the approved ERF. It would take place wholly within the approved development site and would involve working on the semi-automated pouring of the concrete to form the bunker walls using a technique known as slip forming which also includes a trailing platform where the concrete finishers would use hand tools to repair any blemishes in the concrete as its still fresh and easily repaired.

All other activities would be kept to day shift working, such as fitting the metal reinforcement bars in 6m sections during the day, allowing sufficient work for the shutter to cover during the night shift. No steel fixing or additional craneage activities like adjusting the form would

take place at night - these would continue to be carried out within the normal stated construction hours.

The bunker itself is to be slip formed up to a height of 35m, with a total working height of no more than 38m. The bunker is the largest section of the approved building. The walls would be formed in 6m height intervals, beginning at ground level and working upwards until complete.

The night-time activity would require safety lighting, which primarily would be use of LED lights on the platforms positioned facing inwards towards the working area of the slip form walls. Intumescent strip lights on the access stairways would also be provided. The applicants state that best industry practice for light pollution would be employed at all times.

The applicant advises that the principal visual effect of the proposed work would be the introduction of the lighting to facilitate the proposed night-time working. There would be no significant noise generating plant or traffic used during night-time working.

The application site is located at the southern edge of the Oldhall Industrial Estate to the southeast of Irvine. Oldhall was established during the 1970s by Irvine Development Corporation as a purpose-built location for certain types of incoming industry to Irvine New Town.

There are a variety of industries nearby, including a large recycling plant (Lowmac), a precast concrete block making factory (Hillhouse) and the Council's waste pulverisation plant. Nearby is the large pharmaceutical works of GSK and the UPM paper mill. There are a variety of other small and medium sized businesses in the surrounding area.

In terms of the adopted Local Development Plan, the site is allocated for business and industry. Strategic Policy 2 (Placemaking) is of relevance to the proposed variation of condition 1.

Relevant Development Plan Policies

Strategic Policy 2 Placemaking

Our Placemaking policy will ensure we are meeting LOIP priorities to make North Ayrshire safer and healthier by ensuring that all development contributes to making quality places. The policy also safeguards, and where possible enhances environmental quality through the avoidance of unacceptable adverse environmental or amenity impacts. We expect that all applications for planning permission meet the six qualities of successful places, contained in this policy. This is in addition to establishing the principle of development in accordance with Strategic Policy 1: Spatial Strategy. These detailed criteria are generally not repeated in the detailed policies section of the LDP. They will apply, as appropriate, to all developments.

Six qualities of a successful place

Distinctive

The proposal draws upon the positive characteristics of the surrounding area including landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity.

Welcoming

The proposal considers the future users of the site and helps people to find their way around, for example, by accentuating existing landmarks to create or improve views (including sea views), locating a distinctive work of art in a notable place or making the most of gateway features to and from the development. It should also ensure that appropriate signage and lighting is used to improve safety and illuminate attractive buildings.

Safe and Pleasant

The proposal creates attractive places by providing a sense of security, including by encouraging activity, considering crime rates, providing a clear distinction between private and public space, creating active frontages and considering the benefits of natural surveillance for streets, paths and open spaces.

The proposal creates a pleasant, positive sense of place by promoting visual quality, encouraging social and economic interaction and activity, and by considering the place before vehicle movement.

The proposal respects the amenity of existing and future users in terms of noise, privacy, sunlight/daylight, smells, vibrations, glare, traffic generation, and parking. The proposal sufficiently investigates and responds to any issues of ground instability.

Adaptable

The proposal considers future users of the site and ensures that the design is adaptable to their needs. This includes consideration of future changes of use that may involve a mix of densities, tenures, and typologies to ensure that future diverse but compatible uses can be integrated including the provision of versatile multi-functional greenspace.

Resource Efficient

The proposal maximises the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes consideration of technological and natural means such as flood drainage systems, heat networks, solar gain, renewable energy and waste recycling as well as use of green and blue networks.

Easy to Move Around and Beyond

The proposal considers the connectedness of the site for people before the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport and ensuring layouts reflect likely desire lines, through routes and future expansions.

2. Consultations and Representations

Neighbour notification was undertaken in accordance with statutory procedures, which included a notice in a local newspaper. No representations have been received. No consultations required to be undertaken.

3. Analysis

The application relates only to the working hours for slip forming works and proposes 24 hour working during the period between the end of March 2023 and the end of August 2023. Due to the nature of the concrete slip forming works, continuous pouring is required to ensure the structural integrity of the concrete bunker, as well as reducing the overall timescale for completion than would be the case otherwise.

Strategic Policy 2 of the LDP (Placemaking), would be relevant to the application in respect of amenity impacts arising from 24 hour working on concrete slip forming operations. The main effect of which would be the illumination required during the hours of darkness. The period between the end of March and the end of August is associated with shorter nights and longer daylight hours. As such, the works would not necessarily result in greater illumination of the site, especially during the period between June and July. Furthermore, there are existing industrial installations nearby which are lit 24 hours per day, including at GSK and the UPM paper mill. Given this locational context within an industrial area, it is considered that the visual impact of such lighting, which is required for safety reasons, would neither be unreasonable nor unacceptable in land use planning terms, especially since the duration of the 24 hour concrete works would be for a relatively short period of approximately 5 months. Once slip forming works are complete, the remaining construction operations would revert to the previously approved day time hours, as noted above.

With respect to noise, the submitted supporting information states that "the noise generating effects of the proposed working technique are very limited, consisting principally of transport movements of one or two concrete trucks per hour, the pouring of the concrete, and the slow movement of the working platform at some 50mm per hour." As per the day-time traffic routing for the development, vehicles travelling to/from the site would use the main road network, avoiding residential areas. Accordingly, given the very limited level of noise and limited number of vehicle movements, the proposal is considered acceptable in terms of Strategic Policy 2.

The application has also been assessed against the adopted National Planning Framework 4 and it has been determined that the proposal does not raise any significant strategic planning issues which conflict with the foregoing assessment.

There are no other material considerations. It is recommended that the proposed variation to condition 1 is granted.

4. Full Recommendation

Approved subject to Conditions

Reasons for Decision

Condition

1. That condition 1 of planning permissions 19/00539/PPM and 20/00819/PPM are hereby amended as follows:

"That the development hereby approved shall be implemented in accordance with the details and recommendations contained in the supporting documentation submitted with the

planning application unless otherwise indicated below, and in accordance with the details submitted in the 'Temporary Construction Hours Variation of Condition' document dated 15/02/2023, all to the satisfaction of North Ayrshire Council as Planning Authority."

For the avoidance of doubt, all other conditions attached to the above planning permissions are unaffected by this decision and shall continue to have effect.

Reason

To secure the implementation of the development in accordance with the additional supporting information.

James Miller
Chief Planning Officer

For further information please contact Mr A Hume Planning Officer on 01294 324318.

Appendix 1 – Location Plan

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