APPLICATION NO:
CON/2001/4114

LOCATION:
RMC Site Island Road, Reading Berks.

APPLICANT:
RMC Environmental Services Ltd

PROPOSAL:
Consultation from Reading BC on application for the installation of gas collection system, three electricity generators and ancillary plant

EARLIEST DATE FOR DECISION: **27/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/07/2001

CASE OFFICER: **John Leggett**

577

D1

WORK SHEET FOR : John Leggett

Application Number : CON/2001/4114

Applicant : RMC Environmental Services Ltd .

Location : RMC Site, Island Road, Reading, Berks.
Proposal : Consultation from Reading BC on application for the installation of gas collection system, three electricity generators and ancillary plant.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/06/2001

Earliest Date for Decision : 27/06/2001

Latest Consultation Date/Site Notice Expiry Date : 27/06/2001

This application will have expired on: 04/07/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Spoke 24/4/02 - Reading BC have now determined application

Treat as withdrawn

24.4.02

Application Number: CON/2001/4114

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number CON/2001/4114
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: RMC Site Island Road Reading Berks.

APPLICATION NUMBER: CON/2001/4114

OFFICER: John Leggett

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CON/2001/4114
CASE OFFICER: John Leggett

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **CON/2001/4114**
CASE OFFICER: **John Leggett**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 JUN 2001
Officer: ~~JL~~	Application No. CON/2001/4114

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☐ **Delegated** ☑ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(CON) Consultation from Reading BC on application for the installation of gas collection system, three electricity generators & ancillary plant

Location: RMC Site 9sland Road

Parish: Reading Ward: Bryant, Fatman & Pollock

Applicant: RMC (Environmental Services) Ltd

Fee Received..... Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....
.....
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.....
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.....
.....

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS CH	
06 JUN 2001	
COPIES TO:	ACK:
	FILE:

Our Ref: 01/00678/FUL/AD
Your Ref:

Direct: ☎ 0118 939 0023

30th May 2001

Your contact is: Andrew Dawe, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 01/00678/FUL/AD

The Council has received an application for Full Planning Approval on property at: RMC Site Island Road Reading

O.S Grid Ref: Easting: Northing:

Applicant: RMC (Environmental Servoces) Ltd

Proposal: Installation of gas collection system, three electricity generators and ancillary plant

Application Number: 01/00678/FUL/AD

I enclose a copy of the application form and a site plan. Further details can be viewed at the Planning Reception on the Ground floor of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

Any comments should be in writing and reach me by 20th June 2001. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

Andrew Dawe
for Planning Manager

Beacon Council 2001-2002 Town Centre Regeneration

Reading
BOROUGH COUNCIL

Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

FOR OFFICE USE ONLY

Application No. _____

Date received _____

Date acknowledged: 01 0678/FUL

Copy No. 1/2/3/4/5

AD

APPLICATION FOR PLANNING PERMISSION

PART 1

Please read the accompanying NOTES. Answer all questions in BLACK INK AND BLOCK LETTERS and send FIVE copies of the application to the above address.

1. APPLICANT

Name RMC(Environmental Services) ltd

Address Delamare Road
Cheshunt, Herts.

Postcode EN8 9SJ Tel. No. 01992 639850

2. AGENT (if form is completed by agent)

Name W.L. Hall

Address CPL Energy Ltd.
Mill Lane, Wingerworth, Chesterfield.
Derbyshire

Postcode S42 6NG Tel. No. 01246 212219

3. ADDRESS OR LOCATION OF APPLICATION SITE

BURGHFIELD LANDFILL SITE, SMALLMEAD FARM, ISLAND ROAD
BURGHFIELD, READING, BERKSHIRE,

4. AREA OF APPLICATION SITE Hectares 0.15 OR Acres: _____

5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION (Please tick)

Location plan (1:~~1250~~ 2500 scale — edged red) ☑

Site plan (1:~~500~~ 2500 scale) ☑

Detailed plans (floor plans, sections, elevations, please supply illustrative material) ☑

6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

Installation of gas collection system, three electricity generators and ancilliary plant.

7. TYPE OF PERMISSION REQUIRED (Please tick ONE box only)

A	Outline (building works only)	A
B	Change of use only	B
C	Change of use with building or other work	C
D	Building, engineering or other operations	D ✓
E	Reserved matters	E
F	Temporary (specify condition if for a 'renewal')	F
G	Non-compliance with a condition (specify reference no.)	G

(Answer Question 8)

(Answer Question 9)

8. OUTLINE APPLICATIONS NOT APPLICABLE.

The following matters are reserved for future consideration (please tick).

Siting ☐ Design ☐ External appearance ☐ Access ☐ Landscaping ☐

9. RESERVED MATTERS APPLICATIONS Please state NOT APPLICABLE.

A Reference no. and date of outline permission _____

B Which reserved matters are applied for _____

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

LANDFILL SITE.

11. TREES

A Are there any existing trees on site? *YES/~~NO~~

B Are any trees affected by the proposals? If YES, please indicate on plans. *~~YES~~/NO

12. BUILDING MATERIALS ETC. Please state type and colour of materials for:

A External walls Generator enclosures, painted Holly Green 12B29 to BS4800

B Roofs

C Walls, fences etc. Perimeter palisade fence - painted as above.

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water Site surface will be stoned - no drainage required.

B Foul sewage No foul sewage produced.

14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) (Please tick ONE box)

A There will be NO new access to a public road and NO alteration to any existing access to a public road. ☑

B There will be a new or altered access to a public road (specify) ☐

15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including wheelchair access? *~~YES~~/NO

If NO, where is access provision deficient? Not applicable.

16. PROPOSED DEVELOPMENT — RESIDENTIAL The development involves (specify)

Dwelling Type	No. of New Units	No. of Bed Spaces	No. of Habitable Rooms	No. of ~~Units Lost~~
Houses				
Bungalows				
Flats/Maisonettes				
Bedsits				
Other				

Please complete PART 2 of this form if the proposed development is non-residential.

17. MINERALS

Is the proposal for the extraction of minerals? *~~YES~~/NO

If YES, please complete PART 3 of the application form.

18. DECLARATION — ACCOMPANYING DOCUMENTS ETC. (Tick ALL boxes)

I attach the plans specified in question 5 above ☑

AND I attach a completed Ownership Certificate (Article 7) ☑

AND I enclose a fee of £ 380.00 by ~~cash~~/cheque/~~P.O. No.~~ ☑

Signed [signature] (~~Applicant~~/Agent) Date 4-5-01

*Please delete as applicable

APPLICATION FOR PLANNING PERMISSION

PART 2

NON-RESIDENTIAL DEVELOPMENT: ADDITIONAL INFORMATION

01 0678

PLEASE READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

1. GROSS FLOORSPACE

State the GROSS floorspace (by external measurement) in sq. m. and sq. ft. of ALL buildings to which this application refers.

	Existing floorspace retained in existing use.	Proposed additional or new floorspace created by		Existing floorspace to be lost by change of use or demolition.
		New building	Change of use	
Office				
Industrial				
Retail				
Storage				
Residential				
Other - give use		Electricity sub-station 20m²		
Total				

2. ACTIVITIES EXISTING & PROPOSED Burghfield landfill operates under a licence dated, AUG 96

Describe the activities or processes as existing and as proposed and describe any plant or machinery to be installed.

The proposal seeks to collect landfill gas, which will be converted to electricity in three gas engine driven generators. The gas is currently vented to atmosphere.

3. ACCESS FOR THE DISABLED

Does the development you propose include a building or premises to which the public are to be admitted on payment or otherwise? NO.

If YES, ensure you have complied with Note 15 on the guide notes. Not applicable.

4. PROSPECTIVE OCCUPIER AND EXISTING PREMISES

A. State the name of the prospective occupier and the address of their current premises.

CPL Energy Ltd. will operate the new plant.

What is to happen to their current premises?

Not applicable.

5. EMPLOYEES The development involves *(please specify)*

	Office Staff	Industrial Staff	Retail Staff	Other Staff
New		2 (part-time)		
Transferred				
Existing				

6. VEHICULAR TRAFFIC

A. What is the estimated number of vehicles (excluding staff journeys to work), visiting the site during a normal working day?

1 visit by 1 tonne van per day.

B. Summarise the provisions made for parking, manoeuvring, loading and unloading of vehicles on the site.

Parking for van adjacent to generators.

7. HAZARDOUS SUBSTANCES

Does the proposal involve the use or storage of any materials listed in the notes? YES If YES specify quantities and method of storage Landfill gas (a mixture of methane and carbon dioxide) is supplied to the engines at pressure not exceeding 1.3 bar absolute. There is no storage in the system.

NOTES FOR APPLICANTS

PART 2

QUESTION 1: GROSS FLOORSPACE

Gross floorspace is the total floor area measured externally and includes toilets, kitchens, corridors etc. The total gross floorspace figure should be divided into the categories specified. All floorspace, existing or proposed, must be accounted for. Ancillary office or storage use should be counted as part of the main use.

QUESTION 6B: PARKING ETC.

This information should be provided in full on the forms and drawn on the plans. It is not sufficient to describe provision 'as existing'.

QUESTION 7: HAZARDOUS SUBSTANCES

If you are proposing to use or store any of the following substances, you should specify their precise character, composition (i.e. mixtures) if appropriate, quantity in tonnes and method of control, containment and/or storage.

- Liquified petroleum gas such as commercial butane or propane
- Phosgene
- Chlorine
- Hydrogen fluoride
- Sulphur trioxide
- Acrylonitrile
- Hydrogen Cyanide
- Carbon disulphide
- Sulphur dioxide
- Bromine
- Ammonia (anhydrous or as solution)
- Hydrogen
- Ethylene oxide
- Propylene oxide
- tert-Butyl peroxyacetate
- tert-Butyl peroxyisobutyrate
- tert-Butyl peroxymaleate
- tert-Butyl peroxy isoprophyl carbonate
- Dibenzyl peroxydicarbonate
- 2, 2-Bis (tert-butylperoxy) butane
- 1, 1-Bis (tert-butylperoxy) cyclohexane
- Di-sec-butyl peroxydicarbonate
- 2, 2-Dihydroperoxypropane
- Di-n-prophyl peroxydicarbonate
- Methyl ethyl ketone peroxide
- Sodium chlorate
- Cellulose nitrate
- Ammonium nitrate and mixtures
- Liquid oxygen

- Gas or any mixture of gases which are flammable in air and is held in the installation as a gas*
- A substance or any mixture of substances which is flammable in air and is normally held in the installation above its boiling point (measured at 1 bar absolute) as a liquid or as a mixture liquid and gas at a pressure of more than 1.4 bar absolute*
- A liquified gas or any mixture of liquified gases, which is flammable in air, has a boiling point of less than 0°C (measured at 1 bar absolute) and is normally held in the installation under refrigeration or cooling at a pressure of 1.4 bar absolute or less*
- A liquid of any mixture of liquids, not included in the items marked * above which has a flash point of less than 21°C.
- Pipelines: Pipelines containing any of the above substances in the quantities specified.