

**List 2
(LATE REPRESENTATIONS)**

Planning and Highways Committee	11 th February 2010	Plans List No.	2
Application Number	091440/FO/2009/S2	Main Agenda No.	7
		Ward	Northenden

Description and Address

Installation of 14 metre air ventilation stack to roof

Vita Liquid Polymers Ltd, Harling Road

1. Local Residents

A further letter of objection has been received from a local resident who has previously objected. The additional points raised are:

We remain very concerned about the proposed application because if granted it will almost certainly increase activity at the factory, as the application has been made after the closure of Vita Liquid Polymers in Salford. Without the granting of this permission for the chimney stack, the intensified use would not be possible, therefore we would hope that if the planning is successful various restrictions would be applied to counter potential additional antisocial use:

- No working overnight on the premises with a suggested finish time of no later than 1800 in the evening – the drone of the fans from the factory are intolerable and contribute to our general disamenity. (This new chimney will undoubtedly have a fan system driving it?)
- No deliveries to be accepted at the site until after 0700 in the morning – tank emptying has regularly woken us before 0600
- A limit on weekend operations at the factory – no Sunday working and Saturdays until lunchtime only
- We would also like to ensure that Vita liquid Polymers are scrutinised regularly by Environmental Health to ensure any emissions from the factory are within safe limits, not hazardous to the local population and to ensure their adherence to socially acceptable working hours at the Sharston site.

2. Officers/Outside Bodies

Head of Environmental Health – Any Environmental Protection Permit will be issued with a condition that, before being fully commissioned, the new plant is first tested and confirmed as capable of operating without causing problems.

There is a further fail-safe that notwithstanding any other permits or consents for the stack, noise nuisance complaints can be investigated and if any noise nuisance confirmed then enforcement action is still possible.

3. Head of Planning

Further Observations/Modifications to Conditions/Reasons for Refusal

As stated in the main body of the committee report, as the premises themselves have all the relevant planning consents and this application is solely for the stack, it would not be possible to refuse consent for the erection of the stack on the grounds that the premises would get busier following its installation. Should local residents experience noise nuisance associated with the general running of the premises then any complaints received would be investigated by the Head of Environmental Health.

The Head of Environmental Health has stated that he has no objection to the proposal in respect of the noise that would be generated by the stack itself, as a result the recommendation remains as one of **APPROVE**.