

ASSESSING PLANNING APPLICATIONS FOR WASTE DEVELOPMENT

Supplementary Planning Guidance: SPG.10 - NLLP Policy EDI.3C

Copies available from Planning & Development, Fleming House, Cumbernauld G67 1JW - or esdesign@northlan.gov.uk

PLANNING AND WASTE MANAGEMENT

1. Since current technology does not allow complete elimination of waste, waste produced needs to be managed in a sustainable manner. North Lanarkshire Council are therefore implementing radical changes in the way waste is processed and ultimately disposed of.
2. With operational control regulated by SEPA, development planning issues focus on aspects such as location, visual impact, transport, noise and air quality. An increase in the numbers, range and types of installation will be required to manage waste arisings. However, in accordance with the waste hierarchy, landfill may continue to be required for residual wastes from which no further recyclables, products or energy can be recovered.
3. Integrated waste facilities (combining a number of processes on one site) has potential planning and land-use advantages. In some situations it may be appropriate for centralised facilities to be developed which take in wastes from outside the immediate area. For example, the use of rail as a means of waste transfer is generally not economic over short distances and achieving certain economies of scale can be critical to the financial viability of certain thermal and mechanical processing operations. Such facilities however may result in particular planning and environmental consequences and issues associated with cumulative impacts.
4. The waste sector offers new economic opportunities with construction and operation of new waste management installations and well located facilities can be of benefit to the community.

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The latest Supplementary Planning Guidance can be found online at:- www.northlanarkshire.gov.uk/spg

PURPOSE

1. Supplementary Guidance is a material consideration in determining applications for planning permission. It's aim is to explain the requirements of planning applications for waste development and to advise how the Council will deal with such applications. Development Management has an important role in supporting the Scottish Government's Zero Waste Plan through its influence on the location, layout and design of all new developments, not just waste management facilities and the provision of the required waste management installations.
2. This Guidance sets out the factors that require to be taken into account and seeks to provide clarity on what is and what is not acceptable. It is intended as a helpful guide to anyone with an interest in proposals and planning applications for waste facilities development within North Lanarkshire. Accordingly, as well as guiding potential developers on what is expected of them, it seeks to help members of the public and others to understand the relevant issues and to engage effectively with the planning system.

The council will seek to ensure these principles are achieved through the development management process

A. STATUTORY CONTEXT

1. The revised EU Waste Framework Directive (WFD) [Directive 2008/98/EC] states that Member States must have a National Waste Management Plan or Plans. In practice, the EC recognises that the WFD can be fulfilled by Scotland's tiered system of planning which includes national waste documents and development plans.

2. The Zero Waste Plan (June 2010) now supercedes some references to waste policy in the National Planning Framework 2 and Scottish Planning Policy. It should therefore be noted that the Zero Waste Plan and the documents listed below constitute Scotland's new National Waste Management Plan for planning purposes. (Annex B 3.5)

- The National Planning Framework
- Scottish Planning Policy
- Planning Advice Note 63 (Including revised editions)
- SEPA waste data sources: including Waste Data Digests, Waste Infrastructure Maps, and publications e.g. SEPA Thermal Treatment of Waste Guidelines 2009 - and their new assessment tool.

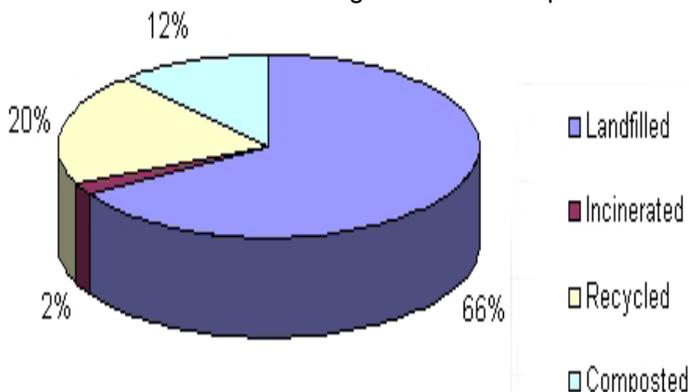
SEPA's ROLE: www.sepa.org.uk/waste.aspx

- To cooperate with planning authorities in the preparation of development plans to fulfil its proposed statutory duty as a key agency.
- To comment on a planning application in SEPA's role as a statutory consultee;
- To confirm compliance with Scottish Government policies on waste and to advise if the development is capable of being consented; and
- To advise on the types of information required in the determination of environmental licences for such facilities in relation to energy recovery.

The SEPA website contains definitive information on the geographic location and nature of all existing waste facilities in North Lanarkshire. See www.sepa.org.uk/waste/waste_infrastructure_maps.aspx

3. Planning decision-making should, for all new developments, not just waste facilities, recognise the hierarchy's preference for prevention, reduction, reuse, recycling and energy recovery over waste disposal (see Section C).

4. The Scottish Government will consult separately on any new legislation it intends to introduce to give effect to the above noted measures(Annex C to the Zero Waste Plan provides more detail on this). In the interim period, the 25% cap on local authority collected municipal waste sent to energy-from-waste plants will continue to apply and local authorities should plan accordingly. Interim guidance on the 25% cap can be found at www.scotland.gov.uk/zerowasteplan.



Scotland's Municipal Waste Arisings
Source: Waste DataFlow 2007/08

Designing out Waste process

Implementing Designing out Waste in construction projects



The Strategic Planning Context

5. Area Waste Plans have been superseded by Scotland's Zero Waste Plan (see Section C). Thus the Glasgow and Clyde Valley Area Waste Plan (and National Waste Plan 2003) and the relevant parts of the Glasgow and Clyde Valley Structure Plan (and Third Alteration) are superseded. In due course the Glasgow and Clyde Valley Strategic Plan will provide a more detailed local framework for the Zero Waste Strategy. An objective remains to improve resource efficiency, stimulate investment and maximise the economic opportunities arising from waste.

Local Plan Context

6. All development planning 'applications' will require assessment against Policy EDI 3 C (Assessing Economic Development and Infrastructure Proposals – Waste Development) in the North Lanarkshire Local Plan. This document represents the Supplementary Planning Guidance referred to in policy EDI 3 C.

North Lanarkshire Local Plan

EDI 1 A - Industrial & Business Areas

The Council will support the continuing industrial and business character of existing industrial and business areas, where appropriate including existing waste management facilities by considering:

- 1 Ancillary development and changes of use in all existing and business areas against criteria

EDI 3 C - Waste Development

Applications for waste management facilities will be supported where they:

- are located within:
 - i. an existing or previous waste management facility,
 - ii. industrial, business or storage and distribution land (EDI 1A land) or site allocated in the development plan,
 - iii. contaminated or degraded land;
- deliver additional capacity as required in the Zero Waste Plan Annex B
- comply with EU Waste Framework Directive, The National Waste Plan (Scotland's Zero Waste Plan), Regional Guidance and issues of need and impact.
- shows consideration of sustainable transportation of waste
- are located close to users of heat and power, in the case of Energy from Waste/Advanced Thermal Treatment facilities

Additional guidance is contained within Supplementary Planning Guidance SPG.10 Assessing Planning Applications for Waste Development addressing EU, national, and regional guidance and issues of need and impact.

DSP4 - Quality of Development

Development will only be permitted where high standards of site planning and sustainable design are achieved. Where appropriate, proposals will need to demonstrate that:...

- (3) the proposed development takes account of the site appraisal and any evaluation of design options, and achieves a high quality development in terms of:
 - (c) addressing energy, resources and waste issues in order to create a sustainable development with a low ecological footprint including: ... reducing waste and resources used through effective storage, collection and composting of waste and recyclable materials...

B. SCOTLAND'S ZERO WASTE PLAN

1. The Zero Waste Plan sets out the Scottish Government's vision for a zero waste society and deals with all waste streams not only those managed and collected by local authorities.

2. This vision describes a Scotland where all waste is seen as a resource; waste is minimised; valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated. To achieve this, action needs to be taken across the following four areas: resource streams, economic opportunity, resource management sector and education and awareness.

3. The planning system has a crucial role in delivering waste management facilities for all waste to ensure the objectives and targets of the Zero Waste Plan are met. Moving to zero waste means more facilities will be required to collect, sort, reuse, recycle and process waste. There will also be opportunities to harness heat and power generated from waste recovery processes. Meeting those requirements and targets, and domestic targets set by Scottish Government will require action by the planning system to identify sufficient land allocations for more sustainable waste management infrastructure for all wastes - preferably in close proximity to the sources of the waste. Space should be allocated for waste and recycling collection facilities within all new developments.

4. Achieving zero waste will make a positive contribution to Scotland's climate change and renewable energy targets as more waste is prevented, less waste is sent to landfill, and more resources are reused, recycled and recovered. A zero waste society will also support sustainable economic development as new waste facilities mean new investment and job opportunities and as businesses become more resource efficient, costs are reduced and a competitive advantage is gained.

5. In light of the change in approach and emphasis on dealing with all wastes, not just those managed by local authorities, the Zero Waste Plan also requires waste management facilities to:

- recycle at least 70% of Scotland's total annual waste arisings
- treat unsorted waste materials prior to incineration or landfill, and
- landfill a maximum of 5% of Scotland's annual waste arisings.

6. Annex B of the Zero Waste Plan states the target for each development plan area to meet the Zero Waste Plan targets in 2025. Table 1 shows shortfall in operational capacity of waste management infrastructure and Table 2 the 10 year rolling landfill capacity. These figures will be annually updated by SEPA - see www.scotland.gov.uk/zerowasteplan for further details.

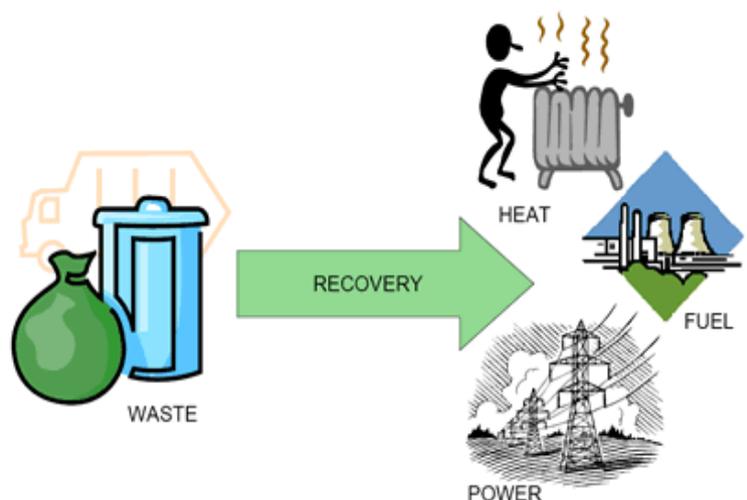
7. Annex C of the Zero Waste Plan gives further detail on proposed landfill bans and source segregation and separate collection of specific materials - see www.scotland.gov.uk/zerowasteplan for further details.



To achieve this vision, Scotland's Zero Waste Plan sets out radical new measures, including:

- Development of a Waste Prevention Programme for all wastes, ensuring the prevention and reuse of waste is central to all our actions and policies.
- Landfill bans for specific waste types therefore reducing our greenhouse gas emissions and capturing the value from these resources.
- Separate collections of specific waste types, including food, to avoid contaminating other materials, increasing reuse and recycling opportunities and contributing to our renewable energy targets.
- Two new targets that will apply to all waste: 70 percent target recycled, and minimum 5 percent sent to landfill, both by 2025.
- Restrictions on the input of certain wastes to energy from waste facilities and landfills, to ensure greater waste prevention, and encourage reuse and recycling.
- Encouraging local authorities and the resource management sector to establish good practice commitments and work together to create consistent waste management services, benefitting businesses and the public.
- Improved information on different waste sources, types and management highlighting further economic and environmental opportunities.
- Measure the carbon impacts of waste to prioritise the recycling of resources which offer the greatest environmental and climate change outcomes.

see www.scotland.gov.uk/Topics/Environment/waste-and-pollution/Waste-1/wastestrategy



Zero Waste Scotland is the organisation created to support delivery of the Zero Waste Plan. It will serve as a one-stop-shop for businesses and individuals looking for advice or support on how to use resources more efficiently, reduce waste and recycle more.

See www.zerowastescotland.org.uk

C. WASTE TREATMENT OPTIONS

1. The priority of the Zero Waste Plan is to treat resources as high up the waste hierarchy as possible, by preventing, reusing or recycling resources wherever feasible. Energy from waste has an important role to play but to be truly sustainable it should be only used for resource streams which cannot practicably offer greater environmental and economic benefits through reuse or recycling. Initial facilities should preferably be located near sources of waste - spread across North Lanarkshire (the "proximity principle").

2. Since the current technology does not allow complete elimination of waste, waste produced should be managed in a sustainable manner as follows:

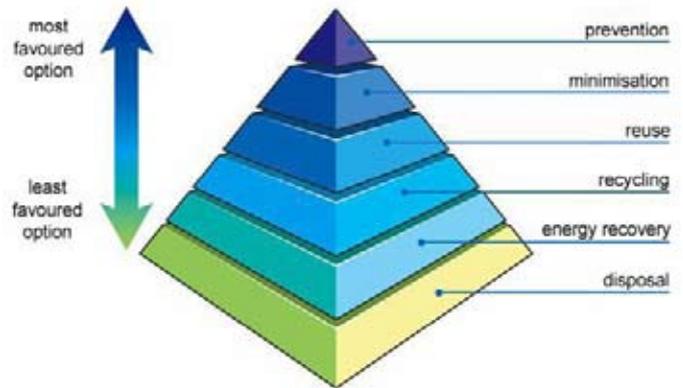
1. REDUCE According to this, the first priority for more sustainable waste management is to reduce the production of waste to the minimum consistent with economic sustainability. Particular priority should be given to minimising the hazardous components of waste, and certain hazardous materials may need to be eliminated entirely from the waste stream.

2. REUSE After reduction comes re-use. That is putting objects back into use so that they do not enter the waste stream.

3. RECOVER The third level of the waste hierarchy is a broad waste recovery category, which incorporates materials recycling, composting and recovery of energy from waste. The choice between these should be based on the Best Practicable Environmental Option for a particular waste stream. It is also suggested that an integrated approach, which incorporates all these options, will usually be the preferred practice. Centralised facilities will usually require EIA and when smaller scale facilities do not always trigger this requirement.

4. DISPOSAL Waste disposal comes at the bottom of the waste hierarchy, as the least attractive waste management option. However, waste disposal has to be done at high standards to make it as sustainable as possible. Until recently waste management practices have been heavily weighted towards the bottom of the waste hierarchy, particularly towards disposal. Clearly this is not sustainable and is contrary to the Scottish Government's Zero Waste Plan.

3. The methods listed in this hierarchy are not exhaustive; additional waste treatment options are possible, however these broad categories form the basis of mainstream waste treatment options.



Hierarchy Showing Optimum Treatment of Waste

4. The diagram above describes the most favourable to the least favourable treatment options for waste. Prevention, minimisation and reuse do not require waste processing facilities and are therefore the most favourable, however not suitable for all types of waste.



The Isle of Man government's new award winning Energy-from-Waste (EfW) facility (above right and below) - not trying to hide, but creating a landmark with a sail shaped stack and curved main structure to fit in with the surrounding hills. Includes 16-day storage capacity; reuse of rainwater; and on-line emission monitoring data.



D. LOCATIONAL CRITERIA

1. The locational criteria described below (detailing siting and design issues for each type of waste processing facility) will be considered by the Council when identifying and assessing sites for waste management facilities. This should ensure they support waste infrastructure investment and are in the most appropriate locations i.e. with the least adverse impacts on the local population and the environment. Consideration should always be given to visual impact and sustainable transport options (SEPA).
2. Existing and proposed waste management facilities, for the treatment and disposal of municipal waste and existing non municipal waste, including waste transfer stations and civic amenity sites, as shown on the proposals map, shall be safeguarded for waste management use, and any development on or adjacent to these sites which would adversely affect the operation of the use concerned will not be considered favourably. (para11 of sepa objection)
3. Further guidance is in the Zero Waste Plan and PAN.63 on potential sites, links to transport infrastructure, impact on environment, heat and power use and construction and demolition waste. Existing waste facilities can be viewed at www.sepa.org.uk/waste/waste_infrastructure_maps.aspx

4. In line with PAN 63 (and ZWP Annex.B) potential locations for waste management activities may include:
 - Industrial, employment, business, distribution or storage areas
 - Degraded, contaminated or derelict land - particularly if there is an opportunity to remediate or enhance damaged sites, or to bring derelict or degraded land back into productive uses;
 - Sites that have the potential for the re-use of waste heat through co-location with potential major heat users.
 - Working and worked out quarries
 - Existing landfill sites where, for example, Energy from Waste, material co-location or composting facilities may be conveniently located.
 - Existing/redundant sites or buildings that can be easily adapted
 - Existing waste management sites, or sites that were previously occupied by waste management facilities
 - Other suitable sites with good accessibility to railways, waterways or the trunk and principal road network junctions.
 Where appropriate, sufficient land should be identified to enable existing waste handling installations to expand without being constrained by adjoining land uses. (Annex B 5.7)
5. Siting of new waste management facilities should conform with the Glasgow and Clyde Valley Structure Plan / SDP.

D.5 Summary of Key Planning Issues

FACILITY	SITING AND DESIGN ISSUES	NEED EIA?	KEY ISSUES
1. Composting	Window operations best suited to existing landfill sites and non sensitive rural sites, in-vessel facilities can be sited in a variety of rural or industrial locations.	Centralised –Usually Small Scale No	Odour, Water Resources, Noise (windrow), Visual (in-vessel) Traffic
2. Anaerobic Digestion	Small scale community based schemes can be located on a wide range of sites. Larger centralised facilities will be limited to sites suitable for large built development with appropriate road infrastructure.	Centralised –Usually Small Scale No	Odour, Visual (centralised), Noise, Traffic
3. Processing of Recyclables	Siting issues linked to scale and throughput. Usually compatible with general industrial and storage/distribution use areas. Noise sensitive locations should be avoided.	Sometimes	Noise, Traffic, Litter, Visual
4. Mixed Waste Processing	Issues as above plus residential amenity issues likely to be more acute due to biodegradable components in waste.	Sometimes	Litter, Odour, Noise, Traffic, Visual
5. Pyrolysis/ Gasification	Siting criteria linked to scale of proposals. Potentially suitable for a range of sites and settings – preference should be given to areas allocated for business use or traditional industrial/commercial areas.	Usually	Air quality, Noise, Traffic, Visual
6. Small Scale Thermal Treatment	A range of urban or urban fringe sites may be suitable. Preferences should be given to co-location with mixed waste processing operations. Should be sited close to users of heat and power and provide sufficient space for pipe work to export heat from the site.	Usually	Air quality, Noise, Traffic, Visual
7. Large Scale Thermal Treatment	Generally not compatible with residential areas. Existing waste sites and major industrial areas should be preferred. Energy from waste plants should be located in close proximity to energy grids or major users of the heat and power.	Yes	Air Quality, Off-site ecology, Noise, Traffic, Visual
8. Landfill	Preference should be given to quarry voids and brownfield land before landraising on greenfield sites. Sites should be identified to meet long term needs assuming declining input rates.	Yes	Traffic, Water Resources, Noise, Ecology, Visual
9. Landfill Gas Plant	As sites are often rural, imaginative screening and design of units should be a priority. As plant will outlive landfill integration with overall landfill restoration required. Consider juxtaposition with existing landfill infrastructure and imaginative screening options.	No	Noise, Visual
10. Leachate Treatment Plant	Issues as above	No	Visual, Water Resources
11. Small Scale Facilities	Sites should be accessible to the public and use good signage. Traffic queuing issues at peak times is a major design issue.	CA Sites Sometimes Bottle Banks No	Traffic, Visual, Litter
12. Waste Transfer Site	Siting subject to scale. Proximity to road/rail infrastructure critical. Preference should be given to co-location with other waste facilities to minimise net transport distances.	Sometimes	Noise, Traffic, Visual, Odour, Litter

E. KEY ASSESSMENT FACTORS

1. In the assessment of any planning application for waste facilities the Council will take into account the development plan and other material considerations arising from the SPP, the Zero Waste Plan (ZWP), the Area Waste Plan, and any “need and capacity” established through the Glasgow and Clyde Valley Strategic Development Plan. This is at an early stage - and this SPG recognises the need to be updated as this develops. Action 15 of the Zero Waste Plan seeks to ensure the land use planning system supports the Zero Waste Plan through the SPP (paras 212-224), PAN.63, and the provision of local waste infrastructure mapping and data.

2. The footprint, layout, appearance, design and operational features of a waste management installation vary according to technology. Environmental impacts need to address the issues in the SPP, PAN 63, and Planning for Waste Management Facilities. The consequent land-use factors most common to waste management facilities are either operational impact or those associated with transport. However, depending on how the installation impacts on noise, water resources, visual intrusion and the natural or historic environment will also have to be assessed. Land stability is a further factor in considering landfill. See also SPG.22 on EIA.

3. The Council must always look at the effects that the development would have on environment and communities. In this respect, the environmental and social factors will be considered in every case and it is these factors on which this guidance, concentrates. Any development proposal should assess the potential impact on European and nationally protected nature conservation and protected species sites (see also SPG.20 on Biodiversity).

4. There are many factors that the Council will take into account when presented with a proposal for a waste development. Every factor is relevant and important and its influence will be unique in every separate case, depending on the extent to which it comes into play and the extent to which it complements or conflicts with other factors.

5. The adjacent table (E.7) sets out the main factors that the Council expects to be relevant in most cases. These are not exhaustive and others that are considered material in any particular case will also form part of a balanced judgement by NLC. Applicants will need to submit sufficient information to assess and address these issues (see section H).

6. As an essential part of this guidance, it must be made clear that the consideration of and the final decision on any planning application proposal will always reflect a judgement by the Council, taking into account the balance of all factors in terms of their importance and extent in every case.

E.7 MAIN FACTORS TO CONSIDER

A. That the facility can demonstrate that it will contribute towards delivery of the additional waste management capacity required for the waste stream in question for the area, as shown within Zero Waste Plan Annex B table 1.

B. Its **location in relation to the main sources of waste**. Waste should be dealt with as close as possible to where it is produced. It is preferable to locate new waste facilities within existing or previous waste management facilities, on industrial or brownfield land or on contaminated or degraded land.

C. The potential **impact of the proposal on local communities** and other sensitive land uses.

D. The development will have **no significant adverse impact on any historical environment** including Conservation Areas, Listed Buildings or their settings, Scheduled Ancient Monuments, historic gardens and designed landscapes, other sites of archaeological or historic interest, such as the Antonine Wall, where these are material considerations.

E. The development will have **no significant adverse impact on any natural heritage feature** including Green Belt, agricultural land, landscape, the natural and water environment, habitat sites and species including sites subject to statutory protection.

F. The development will have **no significant adverse impact in terms of local environmental effects** including noise, dust, vibration, odour, attraction of vermin or birds, litter, potential for pollution of surface water or ground contamination.

G. The **design of the site including any buildings**, floodlighting, nets for waste and pest control, visual impact and access, landscaping and screening.

H. **Hours of operation** and length of proposed operation.

I. **Off-site impact** of any odours, discharges of gas, effluent or leachate, and adequacy of any buffer zone.

J. The **need to consider and balance the potential benefits of co-location of facilities against a cumulative concentration of sites in a locality** which could have a detrimental impact by virtue of their cumulative impact.

K. **Accessibility and mode of transport used**, including the potential use of alternative modes of transport other than by road, site access, traffic volumes and the effects on the network and road safety.

L. Where appropriate, the suitability of arrangements for the **after use and restoration** of the site.



F. WHEN WASTE FACILITIES ARE NOT ACCEPTABLE

1. Whilst the assessment of planning applications will involve the balancing of all material factors, including those mentioned in this Guidance, there are certain circumstances in which the Council will not support waste facilities development. Should these circumstances apply, the proposals will be regarded by the Council as contrary to the Local Plan, without prejudice to the consideration of all other issues.
2. The Council will not support proposals in any of the following circumstances:

- A. If it does not comply with the terms of the Development Plan, Waste Hierarchy, The Zero Waste Strategy, or the Council's revised Waste Strategy
- B. Proposals which fail to provide the information specified by the Council's "submission requirements" within this Guidance (see below)
- C. Proposals that include transportation of Waste through communities when there is a clear and viable alternative to use routes that avoid such communities.
- D. Proposals that fail to maximise rail haulage opportunities when there is reasonable opportunity to do so.
- E. Proposals that lie within Sites of Special Scientific Interest and Special Areas of Conservation, SPA's (especially Slamannan Plateau), or due to their proximity would adversely affect these sites. See SPG. 20 Biodiversity for further details.
- F. Proposals that adversely affect the character of listed buildings and proposals that adversely affect the integrity of Scheduled Ancient Monuments or other nationally important features such as gardens and designed landscapes, the Antonine Wall World Heritage Site, or are on the Inventory of Battlefields.
- G. Proposals for landfill or landraise: unless it can be demonstrated that no alternative solution is available for Zero Waste Plan objectives or additional capacity is required to maintain a 10 year rolling capacity for landfill as required by Zero Waste Plan Annex B table 2 and the SEPA landfill capacity reports.

G. COMMUNITY ENGAGEMENT

1. The Council will expect larger applications to include a Community Engagement Statement (it is required for major applications - see SPG 16) setting out how local people have been informed and involved.
2. This should comply with the Council's separate Community Engagement Guidance SPG 16 - ensuring that the process has been open, transparent and sought to inform people and seek their views. It should summarise accurately the views expressed and, where appropriate, indicate how these views have been taken into account or the scheme amended in the light of comments made.
3. The Council will expect to see that a genuine dialogue has taken place. SPG 16 sets out a range of methods by which this could take place.

H. SUBMISSION REQUIREMENTS

1. All applications for waste developments shall include as a minimum requirement all the following information (unless otherwise agreed in writing by the Council that certain items of information are not required in the case of particular proposals).

i. Environmental Statement submitted in accordance with The Environmental Impact Assessment (Scotland) Regulations 2011 (see SPG.22), and any associated changes. This statement is very likely to be an essential requirement of a planning application for most waste development- refer to Section D of this guidance which indicates the categories of waste developments that require an EIA. This should also assess the Nature Conservation Impact - see SPG.20 on Biodiversity and SEPA guidance. The first stage should be scoping to focus the Environmental Statement on the key issues.

ii. Supporting Statement that describes the proposals and explains the relationship of the proposals to national, regional and local planning policy, and explains how each factor covered in the checklist of this Guidance has been addressed. Cross referencing, as appropriate, to the Environmental Statement or other submissions may be acceptable.

iii. Transport Assessment in accordance with the requirements of the SPP and Planning for Transport and PAN 75, Planning for Transport.

iv. Restoration Proposals (as appropriate) including details of all proposed after use(s) of the restored application site ; details of how the application site will be restored to integrate with and relate to the surrounding landscape; the method of restoration working; the timing of restoration and details of all after care following restoration. Significant environmental issues should be considered, including risks to the water environment associated with restoration and after use.

v. Financial Bond & Legal Agreement (as appropriate) A confirmed commitment by the applicant to the provision of financial bond(s) and legal agreement(s) that cover the provision of site monitoring during development works, and that cover site restoration and aftercare in the event that either or both of these are not completed, as intended, through the implementation of the application proposals.

vi. Community Engagement Statement setting out how the local community has been involved, what their views are, and how these views have been taken on board or mitigated.

vi. Site Waste Management Plan (SWMP) Developers should submit a Site Waste Management Plan (SWMP) as part of planning applications for all development types, not limited to but including waste management facilities. SWMPs provide construction businesses, their clients and designers with cost saving opportunities and a structured approach to waste management on site. More detailed guidance is provided in PAN 63.



Landfill Site



Anaerobic Digestion Plant

1. Checklist

your scheme should ensure...

The Council will expect all planning applications for waste developments to set out how they have complied with this Guidance

1. That the submission considers the main factors in Section E.7 relating to:

- Best Practicable Environmental Option
- Location in relation to sources of waste
- No significant adverse impact on local communities / heritage
- No significant adverse environmental impact, considering specifically impact on natural environment (European and nationally protected sites)
- Considers design, hours of operation and management and off site impact
- Transportation and Accessibility
- Cumulative effects - avoiding proliferation of sites in a locality and,
- After use and site restoration

2. That the submission requirements of section H are met, namely:

- Environmental statement
- Supporting statement
- Restoration proposals
- Transport assessment
- Community engagement statement
- Commitment to financial bond and legal agreement(s)

The latest Supplementary Planning Guidance and index can be found online at:- www.northlanarkshire.gov.uk/spg

J. CONTACTS DETAILS

North Lanarkshire Council Development Management
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The revised NL Waste Strategy is due to be agreed in 2010

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www.sepa.org.uk/waste/waste_publications/waste_plans/glasgow_and_clyde_valley.aspx
see guide for construction workers
www.sepa.org.uk/planning.aspx

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T: 01463 725000
E: enquiries@snh.gov.uk
www.snh.org.uk/
Scottish Government
www.scotland.gov.uk/topics/planning

Glasgow & Clyde Valley Structure Plan Joint Committee
125 West Regent St,
Glasgow, G2 2SA
T: 0141 229 7730
www.gvcvcore.gov.uk
Waste Plan & Waste Issues Reports

See also publications/ advice at:
www.wasteawareScotland.org.uk
www.wasteawareconstruction.org.uk
www.wrap.org.uk - see their "Designing Out Waste" guide
www.zerowastescotland.org.uk
www.sort-it.org.uk

This is one of a series of Supplementary Planning Guidance Leaflets aimed at encouraging good practice in the design and layout of new development. The advice supplements the policies in the emerging North Lanarkshire Local Plan. The Council will have regard to this Guidance when assessing the merits of planning applications.

Following public consultation in Jan/ Feb 2010 and consideration of all comments made, it was formally approved as Supplementary Planning Guidance on 28 July 2010.

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