

MINERALS or WASTE IMPACT STATEMENT

This statement has been prepared due to 63 Annadale Road being within proximity to the Town Cross Avenue permitted waste site.

The site in question is a licenced scrap metal recycling facility located in the heart of a residential area, in a plot of no more than 650m².

The application site lies just over 200m south-east of the waste facility.



Between the two locations are a minimum of three public highways, and four large residential plots, featuring buildings typically 2-3 storeys high, along with associated vegetation.

Due to the separation and intervening environment, it is not considered that the proposed development would at all be impacted from background noise, light, odours, vibration, dust, and other emissions associated with the waste facility.

The proposed development comprises *“Demolition of the existing dwellinghouse and associated buildings, and the construction of a three-storey building comprising 9 No self-contained flats with associated*

landscaping, refuse storage, bicycle storage and parking spaces”.

It is not considered that incorporating additional mitigation measures is necessary and proportionate to the scale of development in comparison to the scale and proximity of the waste site. The proposed building will be situated further forward than the existing dwelling, moving it further from the site.

It is also considered that the introduction of a new building, better placed and of similar scale to the existing, will be able to proceed without compromising the ability of the site to operate effectively.