

REPORT TO: Development Control Committee

DATE: 1 August 2016

REPORTING OFFICER: Strategic Director, Enterprise Community & Resources

SUBJECT: Planning Applications to be determined by the Committee – AB Update List

WARD(S): Boroughwide

PAGE NO.	LIST A	LIST B	Updated Information
12	05/00057/OUTEIA		
31		16/00131/OUT	Since the report was written an additional response has been received from the Port Health Authority has been received (this is attached below) and an additional objection has been received stating that no information has been provided outlining the reason for demolishing the building or that it is surplus to educational requirements, the site should be used as a marina.
48		16/00225/OUT	



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26 July 2016

Mr Glen Henry
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Policy and Development Services
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Widnes
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Dear Mr Henry

RE: 16/00131/OUT Supplementary letter from the Port Health Authority

Further to our telephone conversation earlier, the Port Health Authority feels the need to write again to object to the above proposal.

Having seen today the committee report for the above proposal, I am rather concerned that the information we provided on page 36, conflicts with the comments on page 43 of the report.

Such as: "With respect to other sources of pollution from the adjoining commercial uses such as dust and odour UDP Policy PR7 provides as follows:

"Development near to existing sources of pollution will not be permitted if it is likely that those existing sources of pollution will have an unacceptable effect on the proposed development (as defined in policies PR1,4,5,6,13 and 14) and it is considered to be in the public interest that the interests of the existing sources of pollution should prevail over those of the proposed development."

In this regard no evidence has been provided that such forms of pollution are an inevitable result of essential activities by the adjoining commercial uses and necessary for the future of those commercial activities. No evidence has been provided that such form of pollution, if they do exist, cannot be mitigated by appropriate management of those activities.

The Port Health Authority has received complaints from residents of Percival Lane for a number of years and the last complaint was received via Environmental Health at Halton BC on the 22 April 2016. This complaint came from the vicinity of Lockfield, which I believe is adjacent to Campus Drive. Over the years the Port Health Authority has received a number of complaints from residents of Percival Lane. Some of those are concerned with the effects on Health from inhaling dust from cargoes within the Runcorn dock complex.

With regard to using existing legislation to control potential pollution from these cargoes, the Port Health Authority, can either rely on statutory nuisance provision, or the most exacting

conditions of 'Best Available Techniques' within the LAPPC regime. Neither elements of this legislation can guarantee a pollution free zone.

In the original submission from the Port Health Authority. I did make reference to the increased volume of traffic that is being experienced at Runcorn Docks. This traffic is in response to the new cargoes operated by Ecocem and Francis Flowers, which has resulted in three giant silos being constructed on the dock estate.

I am enclosing two newspaper cuttings which expand on this development. It is my suggestion that I do not think Policy and Development Services have drawn suitable attention to the impact of this potentially exponentially increases in traffic expected within the next twelve to eighteen months.

May I respectfully suggest that the Councils Development Control Committee, make arrangements to visit Runcorn Docks and view the impact the new proposals are making on the environment of the docks and roads surrounding the docks.

I will conclude by stating that the balancing act of regeneration and provision of much needed housing, cannot be controlled by relying on existing legislation. The plight on any potential household by allowing this development to proceed should be clear for anyone to see.

Yours sincerely



John Robinson
Chief Port Health Officer