

Update Report in Respect to Issues Raised by Augean Cannock Regarding the Adjacent Residential Development at Chenet Chase, Bridgetown, Cannock Pursuant to Planning Consent CH/15/0080

Further to the approval of the above application the Council has received correspondence from Augean expressing concern regarding the proximity of the development to their compound and the potential risks to public health from fire and chemicals stored at the site.

The matter has been investigated at the corporate level and the Council has written to Augean setting out its position.

The letter acknowledges that the decision by the Council's Planning Committee was not easily made but on balance and in light of all relevant information, it was decided that it would not be possible to refuse the application on planning grounds.

It also confirmed that the Council was aware of the nature of the chemicals stored on the site and it also noted the responses to the consultation exercise undertaken. The information gathered led to the conclusion that with mitigation, the site could be developed to create a satisfactory residential environment. As such, the decision recommended by officers and the outcome at Planning Committee was in light of the relevant considerations.

With regard to the Acoustic Barrier, at the outline planning stage of the proposal it was suggested the barrier would be up to four metres in height. The final assessment report submitted by the consultants acting for the developer at the reserved matters stage, when the actual layout was known, indicated that a height of 2.5m in conjunction with the other mitigation measures would provide suitable noise attenuation and this condition was therefore discharged.

The letter also states that In terms of the material used in the construction of the acoustic barrier (i.e. close boarded timber), the issue of flammability and spread of flame in the event of a fire at the waste site does not appear to have been addressed and this will need to be the subject of further consideration. As such the letter advises that the Council will need to resolve this with Walsall Housing Group.

The Planning records indicate that the Fire Service was consulted on the application and did not raise any specific concerns regarding the proximity of the residential development to the flammable material bays.

A multi-agency group across Staffordshire is currently reviewing waste sites in relation to the potential impact on local business and residential communities of a significant fire at each of the listed sites. The Group includes representatives of the Environment Agency, Staffordshire County Council (planning), the Fire and Rescue Service and Cannock Chase District Council.

The Augean site has been subject to such a review, but unfortunately at the time of the assessment visit the Fire Service officer was unable to take part in the site inspection due to other urgent commitments.

The Fire Service has therefore been approached to provide an update on their view of the risk posed by possibility of a fire at the site and requested for their comments on the issues of the proximity of

the residential development to the site's flammable waste storage bays, the flammability and spread of flame in relation the timber acoustic barrier.