



County Hall
Beverley
East Riding of Yorkshire
HU17 9BA

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Gary

Surname

Pickard

Company Name

Kemira Chemicals (UK) Limited

Address

Address line 1

M62 Trading Estate, Kemira Chemicals UK Ltd New Potter Grange Road

Address line 2

Address line 3

Town/City

Goole

County

East Riding Of Yorkshire

Country

Postcode

DN14 6BZ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Site Area

What is the measurement of the site area? (numeric characters only).

0.33

Unit

hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Phase II Expansion of existing plant to increase capacity by introduction of new process vessels and associated pipework infrastructure including: change of use of adjacent former Builders Merchant (B8) to allow raw material and equipment storage; raising of a lower part of existing roofline to match existing high level roofline; erection of an extension in the position of an existing loading bay; erection of an extension to accommodate additional electrical cabinets; removal and replacement of existing asbestos cement roofing with metal cladding; erection of a distribution conveyor system between the former Builders Merchant and the process building; installation of new emissions points at roof level.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

The current site is a chemical works producing coagulants critical to the water treatment industry.

The adjacent site was formerly a builders merchants and it is proposed to change its use to that of raw materials and maintenance equipment warehousing to serve the production area. No chemical processes are foreseen in this area.

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Steel frame clad with plastisol coated steel sheeting - colour off-white

Proposed materials and finishes:

Steel frame clad with plastisol coated steel sheeting - colour off-white

Type:

Roof

Existing materials and finishes:

Steel frame clad with plastisol coated steel sheeting - colour off-white Limited older roof areas are asbestos cement sheet and where these are affected by the works these will be replaced with steel sheeting material.

Proposed materials and finishes:

Steel frame clad with plastisol coated steel sheeting - colour off-white

Type:

Doors

Existing materials and finishes:

Industrial roller shutter door - colour mid grey

Proposed materials and finishes:

New roller shutter door to match existing - colour mid-grey

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

GEXII-DAS-IPS-001 R2 - Design and Access Statement Revision 2

KEM-IB27-CS-DWG-001.01-E-BEFORE-3D views

KEM-IB27-CS-DWG-002.01-E-BEFORE-General Plot Plan

KEM-IB27-CS-DWG-003.01-E-BEFORE-Layout.Floor Level 0

KEM-IB27-CS-DWG-007.01-E-BEFORE-Layout-Roof

KEM-IB27-CS-DWG-008.01-E-BEFORE-Building Elevations

KEM-IB27-CS-DWG-019.03-E-3D views

KEM-IB27-CS-DWG-020.03-E-General Plot Plan

KEM-IB27-CS-DWG-022.03-E-Layout-Floor Level 0

KEM-IB27-CS-DWG-026.02-E-Layout-Roof

KEM-IB27-CS-DWG-027.03-E-Building Elevations

KEM-IB27-CS-DWG-042.01-E-3D Rendering Views

AEG4203_DN14_Goole_01 Flood Risk Assessment

NP-010770 Noise Impact Assessment

AQIA – Goole_001 Air Quality Impact Assessment

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

7

Total proposed (including spaces retained):

7

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

Yes

No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:

Development subject to the de minimis exemption (development below the threshold)

Reason for selecting exemption:

Net development area is 236m2 with no natural habitat affected

Note: Please read the help text for further information on the exemptions available and when they apply

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

Foul sewerage is not affected by the development

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

<p>Use Class: B8 - Storage or distribution</p> <p>Existing gross internal floorspace (square metres) (a): 895.8</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0</p> <p>Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 895.8</p> <p>Net additional gross internal floorspace following development (square metres) (d = c - a): 0</p>
<p>Use Class: B2 - General industrial</p> <p>Existing gross internal floorspace (square metres) (a): 2649.65</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 0</p> <p>Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 2782.1</p> <p>Net additional gross internal floorspace following development (square metres) (d = c - a): 132.44</p>

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	3545.45	0	3677.8999999999996	132.44999999999982

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

17

Part-time

0

Total full-time equivalent

17.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

19

Part-time

0

Total full-time equivalent

19.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The site produces coagulants in the form of ferric sulphate solution by dissolving iron ore in sulphuric acid and subsequent oxidation

Summary Process Description

Magnetite and process water are mixed to form a slurry. This is pumped to a dissolving tank where it reacts with sulphuric acid and further process water to produce ferrous sulphate.

This solution is transferred to a reactor where it reacts with oxygen to form ferric sulphate solution.

The product is cooled via heat exchanger and fed to a buffer tank where quality analysis is performed. Cooled water for the heat exchange process is provided by roof mounted air-fin coolers.

The product is then filtered and pumped to storage tanks. The product leaves the site via tanker trucks.

Ferric Sulphate solution is a key component in the treatment of water and is used throughout the UK water industry.

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Matt

Surname

Leitch

Declaration Date

25/03/2024

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Matt Leitch

Date

26/03/2024

Amendments Summary

Various minor drawing amendments clarifying labelling and emergency vehicle access use and correcting scale bar errors.
Omission of storage vessel and secondary containment bund extensions now no longer required.
Clarification of roof replacement works to be carried out contemporaneously as permitted development.
Simplification of the Planning Application Area Site Boundary.
Updated Design and Access Statement to reflect the changes above.
Modifications of the building elevation drawings to show the building façade.
Flood Risk Assessment added.
Air Quality Assessment Added.
Noise Impact Assessment Added.