

LONDON BOROUGH OF HAVERING**TOWN AND COUNTRY PLANNING ACT 1990****AGENT**

Belinder Gill
Kingswood House
Kingswood Crescent
Cannock
WS11 8JP

APPLICANT

Veolia ES Landfill Ltd
8th Floor
210 Pentonville Road
London
N1 9YJ

APPLICATION NO: P0951.24

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **GRANT PLANNING PERMISSION** for the following development :

Proposal: Variation of conditions 2 (approved plans), 4 (stockpile height), 5 (operation hours), 7 (tonnage limit), 8 (Importation and Exportation of Materials) of planning permission ref: P0925.17 dated 22/09/2017 to allow for relocation and continuation of site works (Relocation of soil recovery centre)

Location: Veolia ES (UK) Ltd, Coldharbour Lane Landfill Site
Rainham
London

subject to compliance with the following condition(s):

Note to Applicants:

Please take the time to read the conditions stated below carefully. Some may require you to seek the Council's approval prior to works beginning on site. The approval process can take a further 8 weeks from the date of submission and you are advised to incorporate this into your timetable.

*Please also check the informatives below to verify whether the scheme is liable for the Mayoral Community Infrastructure Levy. If the scheme is liable, **you are required to give notice of commencement in advance** so that a Demand Notice can be sent to you or any other person(s) that has/have assumed liability. The Levy is payable within 60 days of commencement. **If you are intending to claim self-build, social housing or charitable exemption, you must do this before development commences otherwise any exemption request will be disqualified.***

- 1 The development hereby permitted shall be carried out in complete accordance with the following approved drawings and documents:

- Context Plan - VES_TD_SOILREP_200_048 (Rev C)
- Elevations - VES_TD_SOILREP_300_012
- Proposed Drainage Layout - VES_TD_SOILREP_300_016 dated 2024
- Existing Drainage Layout - VES_TD_SOILREP_300_017
- Site Location Plan - VES_TD_SOILREP_100_045 (Rev D)
- Proposed Site Layout - VES_TD_SOILREP_300_011 dated 2024
- Process Flow Diagram (approved under permission P0711.15)
- Input Bay Sump Retaining Walls - 39897/015 (Rev A)

Reason:

To ensure development is undertaken in strict accordance with approved plans and documents, complying with Havering Local Plan Policies 27, 30, 32, 34, 35, and Joint Waste Plan Policies W1, W2, and W5.

- 2 This permission shall expire on 31st December 2031. The use hereby permitted shall cease by this date. All development and plant shall be removed by 31st December 2032, and the site restored in accordance with the approved restoration plan (Condition 8).

Reason:

To ensure timely restoration of the site in line with Havering Local Plan Policies 27, 30, 35, Joint Waste Plan Policies W1, W4, and Site Allocation SSA17.

- 3 No materials shall be stored on the site above a height of 4 metres.

Reason:

In the interest of visual amenity and operational safety, complying with Havering Local Plan Policies 27, 34, and Joint Waste Plan Policy W5.

- 4 No more than 49,950 tonnes of material shall be imported to the site per annum.

Reason:

To ensure environmental and operational impacts remain within assessed parameters, complying with Havering Local Plan Policies 33, 34, 35, and Joint Waste Plan Policies W1, W2, W4, and W5.

- 5 No material imported, processed and suitable to be used within the restoration of the adjacent Rainham landfill shall be exported from the site for any other reason, unless agreed otherwise in writing by the local planning authority

Reason:

To ensure efficient resource use and support sustainable waste management, complying with London Plan Policy SI7 and Havering Local Plan Policy 35.

- 6 The drainage lagoon shall be retained and maintained in strict accordance with details approved by the Local Planning Authority under the previously submitted Flood Risk Assessment (dated July 2017). Any future alterations must first be approved in writing by the Local Planning Authority.

Reason:

To ensure effective surface water management and reduce flooding risk, complying with Havering Local Plan Policies 32, 34, and Joint Waste Plan Policy W5.

- 7 All road access to the site shall be exclusively via the existing site access from Coldharbour Lane, as shown on approved drawing 'Site Location Plan' VES_TD_SOILREP_100_045 (Rev D).

Reason:

To maintain highway safety and operational control, complying with Havering Local Plan Policies 23, 24, 35, and Joint Waste Plan Policy W5.

- 8 The approved restoration and aftercare scheme submitted pursuant to this permission shall be implemented fully in accordance with details approved by the Local Planning Authority. Any proposed variation to the approved restoration and aftercare scheme must first be submitted and approved in writing by the Local Planning Authority.

Reason:

To ensure proper restoration and beneficial after-use of the site, complying with Havering Local Plan Policies 27, 29, 30, 35, Joint Waste Plan Policies W1, W4, W5, and site allocation SSA17.

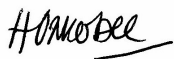
- 9 All non-road mobile machinery (NRMM) used on-site must comply with Stage IIIB of EU Directive 97/68/EC and be entered onto the NRMM register throughout the duration of the use hereby permitted.

Reason:

To minimise environmental impacts from construction machinery emissions, complying with London Plan Policy SI1 and Havering Local Plan Policy 33.

INFORMATIVE(S)

Date: 17th July 2025



Helen Oakerbee
Director of Planning

London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

IMPORTANT - attention is drawn to the notes overleaf

NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. However, if an enforcement notice is subsequently served relating to the same or substantially similar land and development and you want to appeal you must do so within 28 days of the service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from the Planning Inspectorate's web site,

www.planning.inspectorate.gov.uk

2. When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. Where the decision of the local planning authority is based upon a direction from the First Secretary; it is not the practise to refuse to accept appeals solely because of this direction.
3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a purchase notice may be served on the London Borough of Havering requiring the council to purchase the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the local planning authority for compensation where there has been an appeal or where an application has been referred to the First Secretary, and where planning permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
5. The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.

You are reminded that Building Regulations approval may also be required for these works. You must contact the Building Control Manager or Building Inspector to confirm if permission is required.

Note: Following a change in government legislation a fee is now required for the request for Submission of details pursuant to discharge of conditions in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06/04/2008. A fee of £116 per request (or £34 where the related permission was for extending or altering a dwellinghouse) will be required.