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## **Retrospective Planning Application for retention of mobile concrete dry batch plant**

At

**Easymix Concrete - 47-49 Burrowfield Industrial Estate, Welwyn Garden City, AL7 4SS**

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The application is for the retention of mobile concrete dry batch plant for the mixing of concrete on site. The decision to install the batching plant is a result of the changes to regulations produced by Department for Transport. In December 2017 a decision was made to reduce the weight a volumetric mixer could carry. This resulted in additional site works with preparing trucks to go out. The new batching plant reduced this to a level that allows the plant to continue employing the current staff and operate at a profit. Without the new batching plant the whole site would have suffered job losses and possible part closure.

### **Site Description**

The application site is located in an employment area of Welwyn Garden City and is accessed from the North of the site off Burrowfields.

The site has two entrances, one accessing the parking area and workshop on the north of the site. The second entrance a further 25m south of the first has direct access to the main site where Batching is carried out. There is a weigh bridge at this entrance. Past the weigh bridge is where dry aggregates are stored in various storage areas. Further south on the site is the dry batch plant.

To the west of the site is the Welwyn Grid Electrical Distribution and sub site. The site has 44k high tension electrical pylons providing the power supply to the site. The pylons are in excess of 15m height.

The site is secured on the boundaries by a 6m high solid metal sheeting. This provides security to the site and reduce any dust and materials being blown from the site.

### **Site Operation**

The site has been operating as distribution for the concrete site for over 9 years. The site employs 38 staff, all based within easy commuting distance of the site. The next closest concrete site is in St Albans.

Prior to the installation of the mobile concrete dry batch plant, concrete was batched individually to each truck. Dry materials were loaded to each vehicle before water was added and mixed. This method was slower and produced more site dust. The new batch plant has hoppers for the aggregates and three hoppers for different types of cement storage. The plant

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is computer controlled to mix concrete to specific requirements. The new system is more accurate and is safer for workers as they do not need to come in close contact with neat cement.

The new mobile concrete dry batch plant has been inspected and approved by Welwyn Hatfield Environmental Department. Drawings including location plans were submitted – permit reference CB00047 for storing, loading and unloading of bulk cement prior to further transport was approved by the Council.

## **Impact on Surrounding**

The proposal has no material impact on the area. There are no changes to the vehicle movements from the site. The site is within the industrial area and the boundary fencing is existing and previously approved in 2012. The new hoppers for storage are dwarfed by the high-tension electrical pylons. Site noise has not increased and vehicle movements within the site have decreased as the plant can batch more trucks before requiring refilling. Overall, there is no material impact from the mobile concrete dry batch plant.

## **Conclusion**

The instillation of the new batch plant should be given full support at planning. The site is a large employer for the area. The proposal does not impact on the area and is safer for both people and the environment.

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