

PLANNING COMMITTEE MEETING: 9 July 2009

PLANNING APPLICATION FOR DETERMINATION BY THE LTGDC

ADDENDUM REPORT

UDC CASE NUMBER:	LTGDC-08-094-FUL	DATE MADE VALID:	02/06/2008
APPLICATION NUMBER:	U0005.08/LBHG	TARGET DATE:	01/09/2008

APPLICANT:	Thames Water Utilities Ltd
AGENT:	Adams Hendry Consulting Ltd
PROPOSAL:	New sewage sludge advanced digestion facility, including refurbishment of existing digesters. Sludge reception tanks; sludge thickening plant, thermal hydrolysis plant, anaerobic digestion plant, sludge dewatering and storage facilities, gas holders, combined heat and power plant, waste gas burner, odour control plant and associated works and structures; pipework; internal access roads; relocation of leachate reception facilities.
LOCATION:	Riverside Sewage Treatment Works, Ferry Lane North, off Lamson Road, Rainham, Essex RM13 8RL

1. **CONDITION 28 – PRIMARY SETTLEMENT TANK SLUDGE DEPTH MONITORING**

1.1 Members are referred to paragraph 2.3 of the committee report of 9 July 2009 regarding this application wherein it is stated that final sludge depth figures for Condition 28 will be reported to committee.

1.2 LTGDC's odour consultant has now reviewed the sludge depth data provided by Thames Water and advised as follows:

“Controlling sludge depths in Primary Settlement Tanks (PSTs) to low

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levels is important in minimising odour emissions from such tanks. Thames Water has recently provided the results of monitoring of sludge depth in the Riverside PSTs, with records since June 2008. These records show that sludge depth is in most tanks kept below 0.4m for most of the time. There have been times when sludge depths in individual tanks have been in excess of 1m, and there are also times when it has been down to 0.3m and less in some tanks.”

- 1.3 Based on sludge depth limits that Thames Water have achieved over the last 12 months, LTGDC’s odour consultant recommends an initial target sludge depth limit of 40cm for the purposes of Condition 28. His advice continues:

“For the sake of consistency with Beckton, and in a spirit of continuing improvement in odour controls, it is suggested that Thames Water should be aiming to limit sludge depths in future to less than 0.3m. It is to be expected that the proposed development scheme, which will include the provision of additional sludge thickening plant and sludge buffer capacity on site, will help enable Thames Water to meet this objective. The following condition and protocol requirements are therefore based on initial sludge depth limits that Thames have achieved over the last 12 months in the “better” performing tanks. The targets for longer term improvements should be achievable with more regular monitoring of sludge depths (which will allow more timely reactive changes to individual tank de-sludging arrangements) and improved on-site sludge facilities.”

- 1.4 On the basis of the above comments, it is recommended that Condition 28 as set out in the committee report of 9 July 2009 be amended to read:

Primary Settlement Tank Sludge Depth Monitoring

28. No later than 60 days prior to the commencement of the operation of the new sludge processing plant, the developer shall submit a Sludge Depth Monitoring Protocol to the Local Planning Authority for approval.

The new sludge processing plant shall not be brought into operation until the Sludge Depth Monitoring Protocol has been approved in writing by the Local Planning Authority.

The Riverside STW shall be operated in accordance with the approved Sludge Depth Monitoring Protocol at all times.

The Sludge Depth Monitoring Protocol shall include:

- (a) An initial requirement for daily monitoring of sludge depths.

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- (b) A target limit on sludge depths in open or uncovered Primary Settlement tanks, which shall initially be no more than 40cm in any tank.
- (c) Initial provision for required actions in the event of exceedences of set actual limits, which shall initially be: If sludge depth in any tank exceeds 50cm for more than 3 days; or 60cm for more than two days; or 90cm at any time, the Developer is to immediately notify the Local Planning Authority and within a further 48 hours submit in writing remedial measures proposed for the affected tank or tanks and a timescale for their implementation to be approved in writing by the Local Planning Authority.
- (d) Methodology for measuring sludge depth.
- (e) Provisions for recording, keeping and supplying to the Local Planning Authority sludge depth monitoring results.
- (f) Procedures concerning the prompt emptying and cleaning of any Primary or Final Settlement Tanks which break down or are not in use.

Reasons: To ensure reliable operation of the plant and to minimise the risk of odour emissions from the development as a result of retained sludge and to ensure compliance with Policy DC52 (Air Quality) of London Borough of Havering's Development Control Policies Development Plan Document (adopted October 2008).

- 1.5 The planning obligation set out in paragraph 2.2 below is intended to assist in achieving the longer term further reduction in sludge depth.

2. S106 AGREEMENT

- 2.1 Members are referred to paragraph 4.2 and (3) d) of the recommendation in Section 6 of the committee report of 9 July 2009 regarding this application wherein the following Head of Term was proposed:

"Thames Water shall keep their business case for the removal of odour from the STW under review in light of OMP / Protocol Audits. If an independent auditor advises that odour issues need to be addressed through capital works, including works to enable the Primary Settlement Tanks to operate with shallower depths of sludge, Thames Water shall make such application to Ofwat for Funding Authorisation for those works; and"

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2.2 Following recent discussions on the Draft S106 Agreement for the Lee Tunnel and Beckton STW Extension Application which proposes a similar obligation, the parties are considering revisions to the clause. In order to allow for negotiations to continue on the exact process underlying this obligation, to take into account potential regulatory restrictions on the ability of Thames Water to apply for funding authorisation, and the desire that the Authorities be involved in consideration of the potential for making such an application, it is recommended that the Head of Term at (3) d) of Section 6 of the committee report of 9 July 2009 be amended to read:

“To ensure Thames Water keep their business case for the management and reduction of odour at Riverside STW under review; to require regular meetings between Thames Water and the authorities in order to discuss and consult with the authorities on odour performance at the STW (including any OMP/Protocol Audits, any complaints that have been received and Thames Water's response to those complaints) and the potential for further funding to be sought by Thames Water for the management and reduction of odour at the STW, including works to enable the Primary Settlement Tanks to operate with shallower depths of sludge; to require Thames Water to apply for such funding in its next business plan if funding can be sought in light of odour performance and Ofwat Guidelines and requirements; and to implement the works for which any such funding is secured”.

CASE OFFICER: Adele Williamson