

<b>Report on</b>	Lands at Railway Yard, Molesworth Road, Cookstown
<b>Date of Meeting</b>	15 <sup>th</sup> June 2021
<b>Reporting Officer</b>	Mark McAdoo, Head of Environmental Services
<b>Contact Officer</b>	Mark McAdoo, Head of Environmental Services

<b>Is this report restricted for confidential business?</b>	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

<b>1.0</b>	<b>Purpose of Report</b>
1.1	To update members on the use of lands at Railway Yard, Molesworth Road, Cookstown.
<b>2.0</b>	<b>Background</b>
2.1	The Council currently owns a portfolio of several plots of land at Railway/Station Yard off Molesworth Street, Cookstown. The sites (denoted A - E on attached map) comprise some 5.5 acres centred upon the existing Council Recycling Centre facility (site C).
<b>3.0</b>	<b>Main Report</b>
3.1	Following the fire at Cookstown Recycling Centre on 30 <sup>th</sup> May 2020 it was necessary to utilise the lands located to the west of the Recycling Centre (site B) for the temporary bulking up and storage of waste timber and plastics collected at the Recycling Centre.
3.2	As this portion of land was not covered by the existing Waste Management Licence (WML) temporary approval to use the site for this purpose was obtained from the Northern Ireland Environment Agency (NIEA) under the terms of their Covid-19 <i>Regulatory Position Statement (RPS) for Temporary Storage and / or Treatment of Waste at a Site That Does Not Hold a Waste Management Licence or Permit.</i>
3.3	Whilst following the repairs to the fire damage at the Recycling Centre it was possible to move the storage of the timber back to the main site it was necessary to retain the storage of bulky plastics on the adjacent site given the space constraints and the necessity to segregate these materials so as to help reduce the future risk of fire on site. The adjacent site also continues to act as an "over flow" for waste timber at busy times.
3.4	The existing waste management licence for the Recycling Centre was granted in 2008.
3.5	As the existing NIEA RPS approval for the use of the adjacent site expires on 30 <sup>th</sup> June and we wish to continue using the site for waste transfer/storage it will be necessary to submit an application for a revised Waste Management Licence for the entire site i.e. incorporating the existing Recycling Centre (site C) and adjacent portion of land (site B).
3.6	In order to obtain a new waste management licence planning approval is normally required. In this case given the historical use of the adjacent site (for more than 5 years) for the occasional storage of waste materials, skips, bins etc. it was possible to submit an application for a Certificate of Lawfulness of Existing Use or Development (CLEUD).

3.7	An application for a CLEUD was submitted to the Planning Service on 4 <sup>th</sup> February 2021 and approval received on 12 <sup>th</sup> May 2021 (ref LA09/202/0187/LDE as per copy attached).
3.8	An application for a new waste management licence can therefore now be submitted to NIEA prior to the expiration of the temporary approval for the site on 30 <sup>th</sup> June 2021.
3.9	It should be noted the granting of this approval will be of assistance to the Council in any potential future development of the site, for example, as a Council depot/transfer station.
<b>4.0</b>	<b>Other Considerations</b>
4.1	<b>Financial, Human Resources &amp; Risk Implications</b>
	Financial: The cost of preparing and submitting the CLEUD application was £4,185 The cost of preparing and submitting the WML application will be £4,700
	Human: None
	Risk Management: The continued use of the adjacent site will reduce the risk of fire at the Recycling Centre.
4.2	<b>Screening &amp; Impact Assessments</b>
	Equality & Good Relations Implications: None
	Rural Needs Implications: None
<b>5.0</b>	<b>Recommendation(s)</b>
5.1	Members are asked to note the content of this report.
<b>6.0</b>	<b>Documents Attached &amp; References</b>
6.1	Map showing Council owned lands at Railway/Station Yard, Cookstown
6.2	CLEUD for lands bounding to the west of Cookstown Recycling Centre