

ESSEX COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (AS
AMENDED)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2015**

**CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR
DEVELOPMENT**

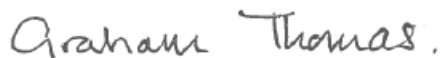
Essex County Council hereby certifies that on the 22nd June 2022, the development described in the First Schedule of this Certificate proposed on the land specified in the Second Schedule and edged red on the plan ref 7854-01 Rev A titled Location Plan dated Jan 22, attached to this Certificate, is lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

1. The proposed development is considered to be permitted development by virtue of Part 7, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). A specific grant of planning permission is therefore not required.

Dated: 5 August 2022

COUNTY HALL
CHELMSFORD

Signed:



Graham Thomas - Head of Planning Service

First Schedule

Installation of replacement plant for aluminium recycling consisting of a super chopper, a multi-purpose rasper, an overband magnet to remove ferrous material from the aluminium, a tumble back feeder to ensure continuous flow into the multi purpose rasper, linking conveyors, and separators (eddy current and x-ray), as described in the planning application form dated 24th May 2022, accompanying planning statement by SJK Planning dated June 2022 and 'Appendix 1', together with Drawing refs:

7854-01 Rev A – Location Plan – dated Jan 22;

7854-02A – Block Plan – dated June 22;

2854-03 – Plan as proposed – dated Feb 22.

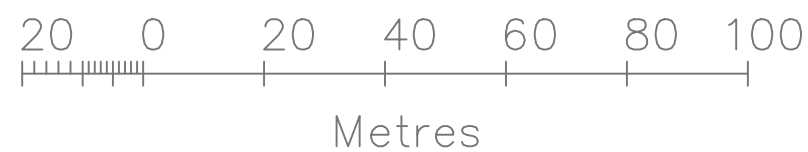
For the avoidance of doubt, the transformer and switchgear area do not form part of this certificate.

Second Schedule

Benfleet Scrap Co Ltd, Brunel Road, Manor Trading Estate, Benfleet, Essex, SS7 4PS as outlined in red on drawing ref 7854-01 Rev A titled Location Plan dated Jan 22.

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. This certificate applies only to the extent of the use, operations or matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, thus, would not have been liable to enforcement action under section 172 of the 1990 Act (as amended) on that date.
3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plans. Any use which is materially different from that described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



Rev A - Road names added

SJK Planning

Chartered Town Planners and Design Consultants

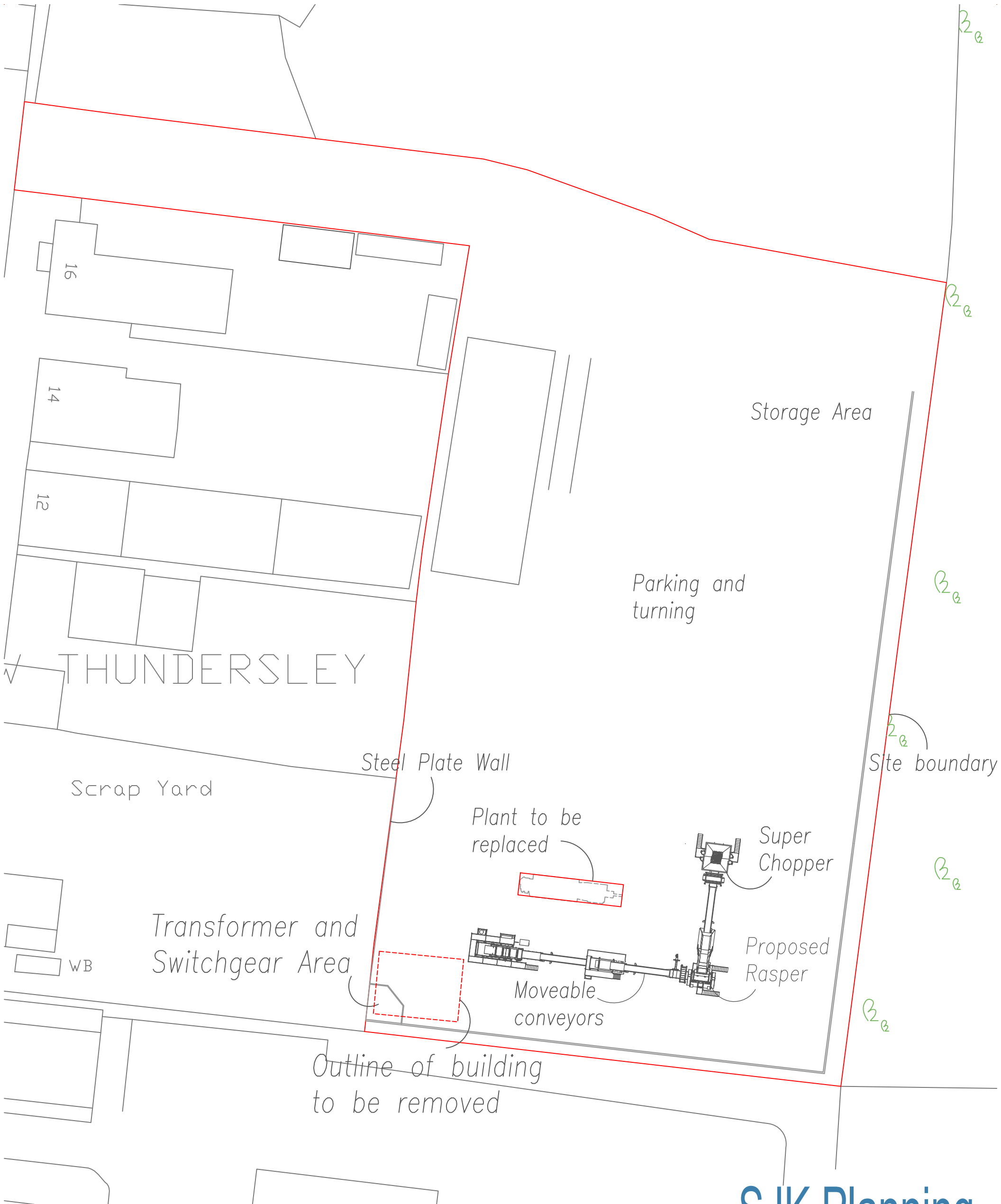
Byways, Landview Gardens, Chipping Ongar, Essex CM5 9EQ
Tel 01277 362489 or 07866 486349
steve.kuschel@btinternet.com www.sjkplanning.co.uk

Benfleet Scrap, Brunel Road, South Benfleet

Proposed New Plant

Location Plan

Scale	Date	Dwg
1:1250 @A3	Jan 22	7854-01



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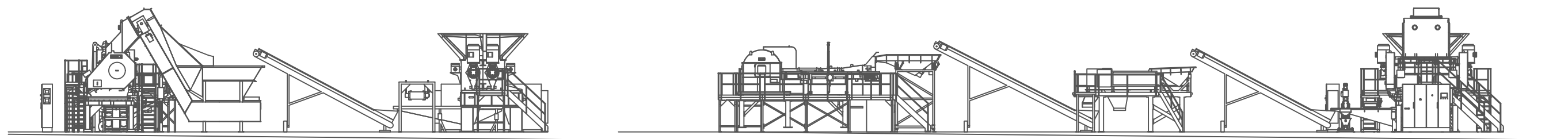
Proposed replacement plant

Block Plan

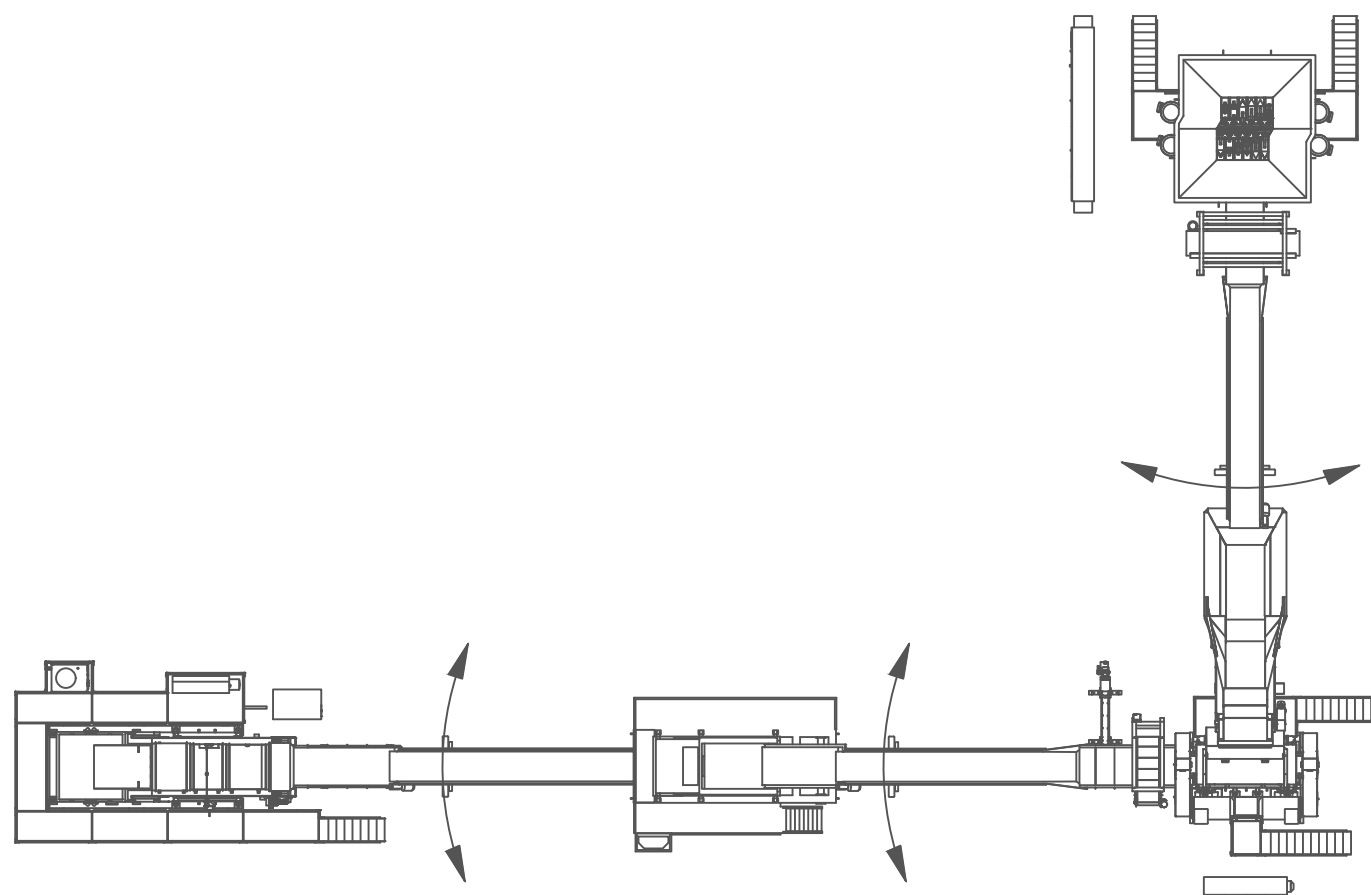
Scale
1:500@A3

Date
June 22

Dwg
7854-02A



Elevations



Plan

0 1 2 3 4 5 | Scale 1:200
10(metres)

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Benfleet Scrap, 16 Brunel Road, South Benfleet

Installation of aluminium recycling plant

Plans as proposed

Scale 1:200@A3	Date feb 22	Dwg 2854-03
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