

WASTE PLANNING ASSESSMENT

**Abermule Business Park,
Newtown, Powys**

June 2018



Summary

Proposal:

Hybrid Application: Full application for a proposed Recycling Bulking Facility and associated works/Outline Application for business units (B1/B2/B8)

Location:

Abermule Business Park, Newtown, Powys, SY15 6NU (315743, 294208)

Date:

June 2018

Project Reference:

18.116

Client:

Powys County Council

Product of:

Asbri Planning Limited
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Introduction

- 1.1 This Waste Planning Assessment has been prepared by Asbri Planning Ltd to accompany a hybrid planning application comprising of a full application for a proposed Recycling Bulking Facility and associated works/Outline Application for business units (B1/B2/B8) and associated works at Abermule Business Park, Abermule, Newtown, Powys, SY15 6NU.
- 1.2 The purpose of this Waste Planning Assessment (WPA) is to support the full element of the proposal which seeks consent for the construction of a purpose built, recycling bulking facility. This WPA has been completed in accordance with Annex B of TAN 21 (Waste): Waste Planning Assessment.

The proposal - Recycling Bulking Facility

- 1.3 The proposals seek to provide a high quality bulking recycling facility for the Montgomeryshire part of the County. Two other recycling bulking facilities have already been identified and developed in Radnorshire (Rhayader) and Brecknockshire (Brecon). The proposed recycling bulking facility will allow the Council to bulk up paper, cardboard, cans, glass and plastic collected from properties across Montgomeryshire. The facility also incorporates facilities for the collection of green waste and food waste. In addition to the recycling bulking, the facility will also act as an overnight depot for refuse vehicles, providing re-fuelling and wash facilities on-site.
- 1.4 ***A description of the consultation undertaken by the applicant.***
In accordance with Part 1A of The Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016, all major development are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority. In accordance with Section 2C of the DMP order 2016, the applicant has undertaken appropriate publicity by way of:
- Displaying a site notice for a period of no less than 28 days from the 2nd May 2018 to 30th May 2018
 - Given requisite notice in writing to owners/occupiers of any land adjoining the application site; and
 - Made the full draft planning package available for inspection on Asbri Planning's website from the 2nd May 2018 to 30th May 2018.
 - In order to ensure robust engagement with the local community, a public engagement event was held on May 17th, 2018. The event was held at Abermule Community Centre between the hours of 11am and 7pm.

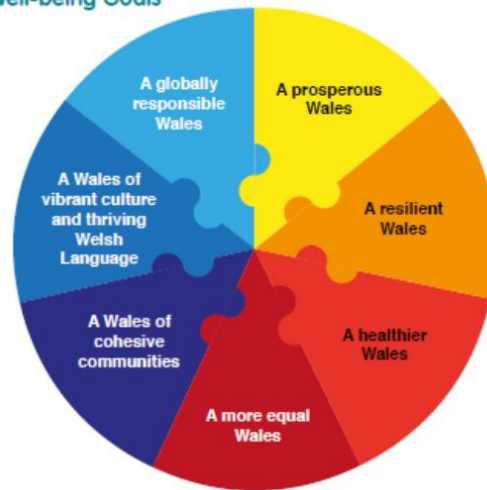
- 1.5 For full details of the consultation/engagement exercise please see accompanying Pre-application consultation document prepared by Asbri Planning

Waste Policy Statement

Well-being of Future Generations Act 2015

- 2.1 The Well-being of Future Generations (Wales) Act 2015 (the WBFG Act) came into force in 2015. The WBFG Act is about improving the social, economic, environmental and cultural well-being of Wales. It will make the public bodies listed in the Act think more about the long-term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach. The Act states that this approach will help create a Wales that “we all want to live in, now and in the future”.
- 2.2 To make sure we are all working towards the same vision, the Act puts in place seven well-being goals, which are set out below:

Well-being Goals



Planning Policy Wales

- 2.3 PPW is the principal planning guidance document of Welsh Government that should be taken into account in the preparation of development plans and in the determination of planning applications and appeals. The main thrust of PPW is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land available and suitable for development.
- 2.4 Para 12.5 of PPW confirms that:

“The Welsh Government’s general policy for waste management is contained in its overarching waste strategy document Towards Zero Waste and associated sector plans. Planning authorities should, in principle, be supportive of facilities which fit with the

aspirations of these documents and in doing so reflect the priority order of the waste hierarchy as far as possible”.

2.5 Para 12.5.3 recognises that ***“The land use planning system has an important role to play in facilitating sustainable waste management by providing a framework for decision making which recognises the social, economic and environmental benefits that can be realised from the management of waste as a resource to meet the needs of society and businesses, whilst at the same time:***

- ***minimising adverse environmental impacts and avoiding risks to human health;***
- ***protecting areas of designated landscape and nature conservation from inappropriate development; and***
- ***protecting the amenity of residents, of other land uses and users affected by existing or proposed waste management facilities”.***

Technical Advice Notes

Technical Advice Note 21 – Waste (2014)

2.6 TAN 21 provides advice on the framework and principles for waste management in the planning system, strategic planning for waste, waste planning assessments and detailed planning considerations in this process.

2.7 The revised version of TAN 21 highlights sustainable development as being a key functioning principle of the Welsh Government. In terms of waste management, land use planning should assist in:

- driving the management of waste up the Waste Hierarchy whilst facilitating the provision of an adequate network of appropriate facilities;
- minimising the impact of waste on environmental and human health through the appropriate location and type of facilities; and
- recognising and support the economic and social benefits that can be realised from the management of waste as a resource.

2.8 TAN 21 states that the aim should be to ensure that the right facilities are located in the right place to meet environmental, economic and social needs whilst recognising the clear benefits of managing waste as a resource. In this instance, the site is appropriately located to receive the waste stream and to re-use in beneficial ways thus meeting environmental needs in contributing towards the mineral site’s ultimate restoration and subsequent economic and social needs through the site’s after-use. The waste hierarchy is a central pillar to

inform decisions on waste management options. The objective of the waste hierarchy is to ensure that wastes are managed in a sustainable way. Recycling is the third pillar of the hierarchy and is the process of *'turning waste into a new substance or product. Includes composting if it meets quality protocols.'*

2.9 Annex B notes that the Waste Policy Assessment should include the following:

- A description of how the proposals will contribute to the relevant provisions of 'Towards Zero Waste' and the Collections, Infrastructure and Markets Sector Plan.
- A statement of compliance with policy related to need & location requirements.
- A calculation of existing and projected future demand.
- Identify the markets that will be served by the proposed development.
- A calculation to identify the current shortfall in treatment capacity.
- A description of the consultation undertaken by the applicant.
- A signed declaration that in making the application the applicant has paid due regard to the waste hierarchy

Towards Zero Waste: The overarching Waste Strategy Document for Wales, June 2010

2.10 Towards Zero Waste (TZW) is an overarching waste strategy for Wales, published by the Welsh Assembly Government in 2010. It sets out a high level strategy for how we manage waste in Wales, benefitting not only the environment, but also our economy and social well being. Supporting this strategy is the Municipal Sector Plan which details outcomes, policies and delivery actions for Local Authorities. A refresh of the TZW strategy is proposed in July 2018 to ensure it complements the aims set out in the Well-being of Future Generations Act (Wales) 2015 and the Environment (Wales) Act 2016.

2.11 The TZW sets out the stringent targets for waste collected by Local Authorities:

- A minimum of 64% of waste being reused, recycled or composted by 2019/20 with this rising to 70% by 2024/25;
- a maximum of 30% energy being created from waste by 2024/25
- a maximum of 5% of waste being landfilled by 2024/25
- Wales to achieve zero waste by 2050.

2.12 Recycling targets became law from April 2012 under the Waste (Wales) Measure 2010, with the Welsh Government having the power

to fine local authorities for failing to reach these targets.

- 2.13 The Municipal Sector Plan, which supports the TZW, includes the Welsh Government's preferred method of collecting recyclable materials (the blueprint). Powys has implemented this blueprint which requires the kerbside sort of recyclables in order to maximise the quality of material collected for the reprocessing industry and increase any income available.
- 2.14 In a county the size of Powys it is essential that there are strategic bulking facilities to maximise the use of the collection vehicles and minimise haulage costs thus reducing vehicle movements. There are currently sites in Brecon and Rhayader for this purpose with a requirement for a similar facility in the north of the county. The site in Abermule, equidistant between the two largest population settlements in Montgomeryshire is ideally located for such a purpose.

Local Authority's development plan

- 2.15 The Planning and Compulsory Purchase Act 2004 requires all local planning authorities to prepare a Local Development Plan (LDP) for their administrative area and to determine applications in accordance with the plan unless material considerations indicate otherwise. For the purposes of Section 38(6), the Development Plan comprises the Powys County Council's Local Development Plan and relevant Supplementary Planning Guidance.
- 2.16 Policy W2 of the adopted LDP confirms that *"Development proposals for waste management will be permitted where they are supported by a Waste Planning Assessment and where they meet the following criteria:*
- 1. The proposal minimises the need to transport waste by road, taking into account the proximity principle;*
 - 2. The highway network is suitable for use by heavy goods vehicles or can be improved to accommodate such vehicles;*
 - 3. There would be no adverse impact on amenity, human health or the environment due to noise, dust, odour or air quality;*
 - 4. There would be no adverse impact on surface water or groundwater.*
 - 5. There would be no adverse impact on features of ecological or built Heritage interest;*
 - 6. There would be no adverse landscape impacts and any visual impact of the development is minimised through sensitive location and the use of landscaping;*
 - 7. Where facilities are proposed in built up areas they will generally be supported where wastes are managed within a building;*
 - 8. There is an identified end user where the proposal would involve the production of waste heat; and*

9. Provision is made for restoration and aftercare of the site upon its cessation”.

- 2.17 A full assessment of the acceptability of the proposal in line with Policy W2 is contained within the accompanying Planning Statement.

Assessment

- 3.1 In line with the aspirations of 'Towards Zero Waste: The overarching Waste Strategy Document for Wales' (June, 2010) Powys are fully committed to reducing waste to benefit not only the environment, but also the economy and social wellbeing. Powys recognise their role to play in achieving zero waste nationally by 2050, and have as a consequence devised a strategy to develop fit for purpose bulking sites across the county. There are currently sites in Brecon and Rhayader for this purpose with a requirement for a similar facility in the north of the county. The site in Abermule, equidistant between the two largest population settlements in Montgomeryshire of Welshpool and Newtown is ideally located for such a purpose.

Timescales

- 3.2 In terms of lifespan, the facility is forecast to operate for a minimum of 25 years from commencement of operation.
- 3.3 In terms of the site's hours of operation, these will be in line with conventional working hours as follows:
- 0700-1800 Monday to Sundays (including Bank Holidays)

Types and Quantities of Waste to be Managed

- 3.4 The site will accept up to 20,000 tonnes of transfer station material annually. The proposed recycling bulking facility will allow the Council to bulk up paper, cardboard, cans, glass and plastic collected from properties across Montgomeryshire. The facility also incorporates facilities for the collection of green waste and food waste. The facility's sole purpose is to sort material for re-use, recycling and disposal. The materials will not be treated on site. Operation of the repository will be subject to regulation in accordance with the terms of an Environmental Permit, granted by Natural Resources Wales (NRW), and this will be applied for in due course.

Design and Layout

- 3.5 The proposed building comprises of a bulking shed, which measures approximately 43.5m in length, 26m in width and 13.3m. The height of the building reflects the need for refuse/recycling vehicles to enter the bulking shed to unload material. The proposed welfare facility and associated storage unit, which are attached to the building facilities, measures approximately 33.5m in length, 6.4m in width and 6.7m in height. The office and welfare unit comprise of 3 separate office rooms, a print room, kitchenette and W/C at ground floor; and training room, shower rooms, multiple W/C and locker room at first floor. Three points of access are proposed along the southern elevation; two of which provide access to the office and welfare unit and the third, which is a large, double door provides access into the

storage unit to the rear.

- 3.6 A washing area, storage slab for handling recyclables and food skips and outdoor glass collection bay are also proposed along the site's western periphery. A weighbridge is proposed to the south of the office and welfare unit; this will allow for the appropriate management of the weighbridge from the office area; as the proximity of the office will aid any communication between the office and driver. A refuelling area, comprising of a 32,000l diesel tank is also proposed on site. These ancillary uses are proposed to ensure the functionality of the site.
- 3.7 The design of the Recycling Bulking Facility has been developed by the project team and in consultation with the end users. The proposed bulking shed's elevations and roof will be constructed from matt black plastic coated profiles steel cladding. The western elevation comprises of 5 roller shutter doors, which are sufficient to allow refuse/recycling to enter the unit and tip. The proposed office/welfare and storage unit is proposed to be rendered with black framed windows and doors.
- 3.8 The internal layout has been designed as a one way system for vehicles; this has been done to improve safety by reducing possible vehicle conflicts and improve the efficiency of unloading vehicles by reducing queueing.
- 3.9 The proposed staff parking area has been located at the entrance to the site to improve site safety by maximising segregation of visitor/staff vehicles from operational vehicles and activities. Staff and visitors will be able to enter the car park and change in the welfare facilities before entering the operational part of the site. 35 car parking spaces are proposed in total; 2 of which are allocated disabled parking spaces. A cycle store is also proposed in this location. 28 parking spaces have been provided to the west of the bulking shed for use by large, refuse/recycling vehicles. This level of provisions is considered to be adequate for the site and has been based on comparable, operating facilities.

Amenity and Nuisance

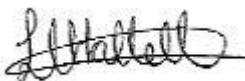
- 3.10 First and foremost, it is not considered that the recycling bulking facility will be a particularly noisy facility as borne out by visits to the existing facilities in Brecon and Rhayader, the latter of which lies directly adjacent to existing residential properties. No complaints have been raised by any local residents in respect of the Rhayader site, despite the fact that it is not a purpose-built facility. Abermule

on the other hand will be a purpose-built facility, designed, sited and operated so as to minimise disturbance to a minimum. The recycling bulking facility is located approximately 380m from the nearest properties on Court Close and is separated from these properties by the railway line, lines of mature trees and vegetation which run alongside the line and by other trees and vegetation. The building on the site will be constructed with acoustic baffling internally and is sited at the furthest end of the park to maximise separation. The building is also orientated to face away from the settlement.

- 3.11 In respect of odour, it is not expected that the site will give rise to any significant levels of odour as food waste will be transported to site in sealed containers, then transferred on-site into sealed skips which are then taken off-site once full. There are no opportunities for any significant levels of odour to escape from the sealed skips. The resources which will be stored on site will not generate any significant level of dust. There will be limited opportunity for wind-blown debris from the site as all lightweight material, such as plastic and paper, will be unloaded undercover within the building.
- 3.12 The site will be permitted and monitored by Natural Resources Wales, the permit itself will contain specific guidelines in relation to pollution from emissions, odour, noise and vibration.
- 3.13 ***A signed declaration that in making the application the applicant has paid due regard to the waste hierarchy***

Declaration

This statement sets out how the waste hierarchy has been considered in developing the proposals currently forming this planning application.



Signed:

Date: 06/06/2018

Conclusion

- 4.1 Asbri Planning Ltd is instructed by Powys County Council to prepare a hybrid planning application comprising of full application for a proposed Recycling Bulking Facility and associated works / Outline Application for business units (B1/B2/B8) and associated works.
- 4.2 The Recycling Bulking Facility will ensure that Powys County Council are able to deliver the TWZ ambition of the Welsh Government, and will improve the efficiency of their recycling services.
- 4.3 Further to the above discussion, it is considered that the proposed development accords with national and local planning policy and guidance. It is therefore requested that Powys County Council Local Planning Authority grant planning permission.