

## Planning, Taxi Licensing and Rights of Way Committee Report

<b>Application No:</b>	19/1477/FUL	<b>Grid Ref:</b>	E. 297087, N 282209
<b>Community Council:</b>	Llanidloes Without CC and Llangurig	<b>Valid Date:</b>	<b>Officer:</b> 25/09/2019 Gary Nancarrow
<b>Applicant:</b>	Mr David Williams Sundorne Products (Llanidloes) Ltd, Llanidloes, Powys, SY186JJ		
<b>Location:</b>	Bryn Posteg, Tylwch, Llanidloes, Powys, SY18 6JJ		
<b>Proposal:</b>	Regularisation and retention of over-tipped material on the existing landfill, additional landfilling operations in accordance with revised restoration profile and phasing details together with associated landfill infrastructure.		
<b>Application Type:</b>	Full application, part retrospective.		
<b>Environmental Statement:</b>	Application accompanied by an Environmental Statement.		
<b>Reason for Committee:</b>	Major waste development. Powys County Council has an interest in the site because the applicant provides waste management services operating from this site to the Council.		

### REPORT UPDATE

#### Revised Phasing Plan

The applicant has provided a revised phasing plan reference 43456-CAU-XX-XX-DR-S-1815 P6. The detail of the phasing remains unaltered, but the timeline information within the tabulation inset has been updated with dates to reflect an assumed 1 May 2020 commencement. A condition is proposed for the submission of a revised phasing plan, and in the event that the 1<sup>st</sup> May commencement does not occur, which can be due to planning or environmental permitting delays, a mechanism remains in place to ensure that any further revision to the phasing plan dates can still be approved.

A copy of the plan and extract of the revised inset table is reproduced below.

## **Countryside Access and Recreation - Rights of Way**

Having reviewed this with Emma Guy, the Area Rights of Way and Access officer, this application does not have any significant impact on the two public rights of way in itself.

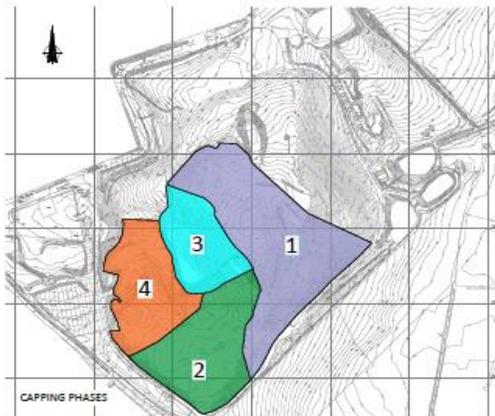
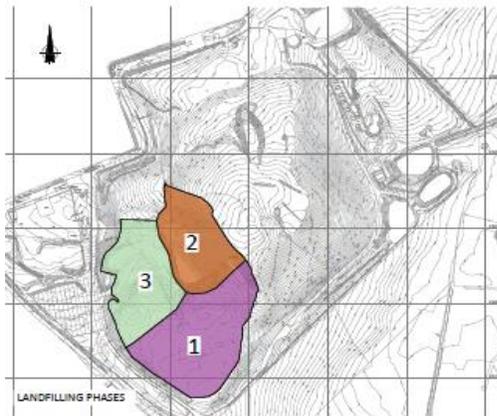
Mapping the detail of the paths is complicated, due to differences of only a few metres between the alignments of the field boundaries shown on OS Mastermap and the site fencing that is actually in place on the ground. When Emma and I last visited the site in 2015, we concluded that:

- Footpath 84, at the northern and north-eastern edge of the site, runs along a narrow corridor (of around 1 metre wide) between the security fencing for the site and the older hedge line to the north of it. It then turns to exit the corridor into the field to the east. The legal line is obstructed, as the narrow corridor cannot be accessed at either end. However the used route, with path furniture, is on the field edge immediately to the north and east of this, within the neighbouring field; we would recommend that a diversion application be made to address this discrepancy, if that will not be addressed through later restoration work. However, as the current planning application does not further impact on this area, it would not be a requirement that the path be diverted before the development subject of this planning application be carried out.
- Footpath 85 is outside the site, to the south of the wire fencing in your attached photographs. It was inside the original site boundary and in 2015, was in a corridor, with the site fence to the north and field boundary to the south. The field boundary to the south has since been removed, opening the path up to the rest of the field.

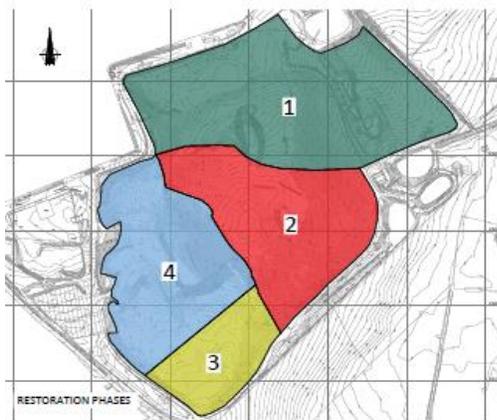
## **Case Officer Planning Response**

The officer rights of way appraisal in the main committee report advises that there is minimal direct impact on the rights of way as a consequence of the proposed development, and this remains unaltered. The routes on the ground provide for an unrestricted public access around the outside of the development site. The landfill site is an existing development and it is not expedient for the Council to attempt to regularise the minor footpath deviations from the definitive route via conditions attached to this planning proposal. There existing legislative powers to bring about a regularisation via footpath diversion order application to be made by the applicant. The applicant has been made aware of the need to make an application.

Copy of 43456-CAU-XX-XX-DR-S-1815 P6.



- LEGEND - LANDFILLING
- PHASE 1 LANDFILLING
  - PHASE 2 LANDFILLING
  - PHASE 3 LANDFILLING
- LEGEND - CAPPING WORKS
- PHASE 1 CURRENTLY CAPPED
  - PHASE 2 CAPPING
  - PHASE 3 CAPPING
  - PHASE 4 CAPPING
- LEGEND - RESTORATION
- PHASE 1 RESTORATION
  - PHASE 2 RESTORATION
  - PHASE 3 RESTORATION
  - PHASE 4 RESTORATION



Area No	Landfill Activities		Capping Activities		Restoration Activities	
	Start	Finish	Start	Finish	Start	Finish
All	Month 1	Month 30	Month 3	Month 43	Month 4	Month 53
	May-20	Oct-22	May-20	Nov-23	Aug-20	Sep-24
	Month 1	Month 10	Month 3	Month 8	Month 4	Month 15
1	May-20	Feb-21	May-20	Dec-20	Aug-20	Jul-21
	Month 11	Month 20	Month 14	Month 19	Month 16	Month 27
2	Mar-21	Dec-21	Jun-21	Nov-21	Aug-21	Jul-22
	Month 21	Month 30	Month 26	Month 31	Month 28	Month 39
3	Jan-22	Oct-22	Jun-22	Nov-22	Aug-22	Jul-23
			Month 38	Month 43	Month 40	Month 53
4			Jun-23	Nov-23	Aug-23	Sep-24

Starting Date for the phased programme; 1st May 2020

Details Summary		Details based on the following Drawings;	
Landfill Volume	m <sup>3</sup> 116,657	Restoration Proposals	
Landfilled Tonnage	T 99,158	Dwg No. 3495 CAU/XX/XX/DR.S.1813 Rev P9	
Annual Waste Tonnage	T / yr 40,000	Proposed Revised Final Contours	
Assumed Waste Density	T / m <sup>3</sup> 0.85	Dwg No. 18/01/RP/02	
Landfilling Period	Years 2.5	Date:	Table No; 1
Volume of Soils Required	m <sup>3</sup> 63,033	12.05.2020	Revision No; 4

NO	DATE	BY	CHKD	APPD
01	12.05.2020	IC	SL	PG
02	12.05.2020	IC	SL	PG
03	12.05.2020	IC	SL	PG
04	12.05.2020	IC	SL	PG
05	12.05.2020	IC	SL	PG
06	12.05.2020	IC	SL	PG
07	12.05.2020	IC	SL	PG
08	12.05.2020	IC	SL	PG
09	12.05.2020	IC	SL	PG
10	12.05.2020	IC	SL	PG

POTTERS WASTE MANAGEMENT

BRIN MOTTIS LANDFILL SITE

SITE PHASING PLAN

EDD 30.11.2018

IC 12.05.2020 3456

IC SL PG

3495-CAU-XX-XX-DR-S-1815

Extract Table Inset from Copy of 43456-CAU-XX-XX-DR-S-1815 P6.

Area No	Landfill Activities		Capping Activities		Restoration Activities	
	Start	Finish	Start	Finish	Start	Finish
All	Month 1	Month 30	Month 3	Month 43	Month 4	Month 53
	May-20	Oct-22	May-20	Nov-23	Aug-20	Sep-24
1	Month 1	Month 10	Month 3	Month 8	Month 4	Month 15
	May-20	Feb-21	May-20	Dec-20	Aug-20	Jul-21
2	Month 11	Month 20	Month 14	Month 19	Month 16	Month 27
	Mar-21	Dec-21	Jun-21	Nov-21	Aug-21	Jul-22
3	Month 21	Month 30	Month 26	Month 31	Month 28	Month 39
	Jan-22	Oct-22	Jun-22	Nov-22	Aug-22	Jul-23
4			Month 38	Month 43	Month 40	Month 53
			Jun-23	Nov-23	Aug-23	Sep-24
Starting Date for the phased programme;					1st May 2020	
Details Summary			Details based on the following Drawings;			
Landfill Volume	m <sup>3</sup>	116,657	Restoration Proposals			
Landfilled Tonnage	T	99,158	Dwg No. 3495 CAU.XX.XX.DR.S.1813 Rev P3			
Annual Waste Tonnage	T / yr	40,000	Proposed Revised Final Contours			
Assumed Waste Density	T / m <sup>3</sup>	0.85	Dwg No. 18/03/RP/02			
Landfilling Period	Years	2.5	Date:	Table No;	1	
Volume of Soils Required	m <sup>3</sup>	63,033	12.03.2020	Revision No;	4	