

Pecyn Dogfennau Cyhoeddus

Cyngor Sir

Man Cyfarfod
**Council Chamber - County Hall,
Llandrindod Wells**

Dyddiad y Cyfarfod
Dydd Gwener, 3 Mai 2019

Amser y Cyfarfod
10.30 am

I gael rhagor o wybodaeth cysylltwch â
Stephen Boyd
01597 826374
steve.boyd@powys.gov.uk



Neuadd Y Sir
Llandrindod
Powys
LD1 5LG

Dyddiad Cyhoeddi

Mae croeso i'r rhai sy'n cymryd rhan ddefnyddio'r Gymraeg. Os hoffech chi siarad Cymraeg yn y cyfarfod, gofynnwn i chi roi gwybod i ni erbyn hanner dydd ddau ddiwrnod cyn y cyfarfod

AGENDA

- | | |
|----|---|
| 1. | DATBLYGU CYFLEUSTER GWASTRAFF AC AILGYLCHU GOGLEDD
POWYS |
|----|---|

Ystyried adroddiad gan y Cynghorydd Sir Phyl Davies, Aelod Portffolio ar faterion Priffyrdd, Ailgylchu ac Asedau.
(Tudalennau 1 - 42)

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

CYNGOR SIR POWYS COUNTY COUNCIL**COUNCIL**
3rd May 2019**REPORT AUTHOR: County Councillor Phyl Davies**
Portfolio Holder for Highways, Recycling and Assets**SUBJECT: Development of Recycling Bulking Facility in North Powys**

REPORT FOR: Information

1. Summary

- 1.1 Powys, like all local authorities in Wales, is required to reach stringent Statutory Recycling Targets (SRTs) set by the Welsh Government. Failure to reach these targets will result in significant fines. The purpose of these targets is to reduce Wales environmental footprint and be globally responsible for future generations.
- 1.2 The kerbside recycling collection makes an essential contribution to achieving recycling rates, and in order to maximise the quality of material collected, Powys follows the Welsh Government's 'blueprint' kerbside sort collection method, with the materials collected being clean and pre-sorted.
- 1.3 To maximise the efficiency of the collection vehicles, strategically located bulking facilities are required, which in the case of a county the size of Powys are required in the south, mid and north.
- 1.4 To secure future delivery of the service, facilities are now in place in the Council's ownership in the south and mid with the requirement for a site in the north of the county. Currently material is bulked with a private operator in Welshpool and at a Council owned site in Newtown that is not of sufficient capacity for existing and future requirements. Neither of these options are considered to be sustainable.
- 1.5 Planning permission was granted on 2 August 2018 for such a bulking facility at the Abermule Business Park, which is very well situated to serve the north of the County. As part of the planning process, the Planning Committee considered several objections.
- 1.6 Following the granting of planning approval, a local community group known as Abermule Communities Together (ACT) has been formed to object to the decision to locate the bulking facility at this site.

- 1.7 Capital funding has been approved for the facility, with a virement taken to Council on 21st February 2019. The virement was approved with an amendment that ongoing discussions would be held with the local community regarding suitable sites and an update report would be submitted to Council. The project budget for 2019/20, for £3.023million, was included and approved on 7th March 2019 as part of the Capital Programme included in the Capital Strategy. The overall budget allocated to this project remains at £4.055m (including land purchase), however the reprofiling of the budget across financial years has required the aforementioned virement.
- 1.8 As agreed this report is to provide members with an update on discussions with the local community group, and fully brief them on the current position and any proposed alternative sites proposed by ACT. The decision on whether to continue with the development of the North Powys bulking facility at Abermule (or elsewhere) rests with the Cabinet.

2. Background

- 2.1 A number of sites have been considered over the past 7 years for a Bulk Recycling Facility to serve the north of the county, including the site at Abermule.
- 2.2 The Abermule site was initially considered in a report to Cabinet on 30th July 2013, when an alternative site was preferred on the Vastre Industrial Estate in Newtown. The Vastre site was the one that had been vacated by Cwm Harry Land Trust, which had been used to process food waste. Due to the planning and environmental permissions already in place for the Vastre site, it was chosen ahead of the Abermule site.
- 2.3 However, before the Council was able to purchase the Vastre site, a third party made an increased offer to the vendor, which was accepted, and hence the Council was again left to seek an alternative location for a Bulk Recycling Facility in the north of the county.
- 2.4 A number of further sites were then considered for this facility. These were considered against a set of criteria to establish whether they warranted further investigation. A list of these sites, together with the assessment of each against the criteria, is included in Appendix 1.
- 2.5 The site at Abermule remained vacant and following discussions between the Council's property department and the Welsh Government, a proposal was taken to Cabinet on 28th February 2017 to develop the site as a Business Park incorporating business units and a Bulk Recycling Facility.
- 2.6 The then local member was supportive of the proposal based on its ability to secure half of the site being developed as business units. The

co-location of the bulking facility would facilitate this and following a visit to a similar facility, the local member expressed no concerns.

- 2.7 A planning application for a bulking facility was submitted on 6 June 2018 and considered at the planning committee meeting on 2 August 2018, with a full consultation having been carried out. The consultation undertaken was over and above the requirements for such an application and included a consultation event, a visit to a similar site for the Community Council, and publicly available information on the Council's website. A list of activities carried out during the consultation is included as Appendix 2. The documents relating to the planning application including the Pre-Application (PAC) response are available on the PCC website at the following link: <http://pa.powys.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZ ZUYMPRW184>
- 2.8 Whilst there were concerns raised prior to and at the Planning meeting, these were given due consideration as part of the planning process. Planning permission was granted at the meeting with conditions attached which included agreeing the colour of the building.
- 2.9 Following the decision a local community group was formed to oppose the development, Abermule Communities Together (ACT). One of their most prominent concerns is that they were not fully informed of the consultation and hence did not have the opportunity to object. It should be noted that one of the founder members of this group did speak as an objector at the planning meeting on 2 August 2018. Members will be aware that in order to be entitled to speak at a planning committee, an objector must first have submitted written objections to the planning proposal. The Community Council, a consultee to the application, raised concerns but did not formally object.
- 2.10 ACT have actively campaigned to prevent the development going ahead and have undertaken extensive lobbying of Members, officers, and local politicians. They have also set up their own Facebook page.
- 2.11 A public meeting was held in December 2018 attended by the Leader, Deputy Leader and Portfolio Holder for Finance, Portfolio Holder for Highways, Assets and Recycling, along with senior officers. At this meeting the Portfolio Holder for Highways, Assets and Recycling made a commitment that there would be no construction work on site in the coming months and that if alternative sites were proposed by ACT they would be considered within that timescale prior to any construction work on site commencing.
- 2.12 Several sites have subsequently been submitted by ACT, all of which have been assessed and are not considered as suitable as the Abermule site for different reasons. These sites are detailed in Section 4 of this report and also listed in Appendix 1.

- 2.13 Following the Full Council Meeting on 24th January 2019, a separate meeting was held with members of ACT, along with the local member, the Deputy Leader and portfolio holder for Finance, the portfolio holder for Highways, Assets and Recycling, and relevant senior officers. At this meeting it was agreed that further meetings would be held to discuss individual issues in more depth.
- 2.14 Officers met with members of ACT on 31st January 2019 where a number of issues were discussed and the group was encouraged to approach the nominated lead officer with any questions, issues or concerns. This meeting was felt to be very productive for both parties.
- 2.15 Following a debate regarding the proposed financial virement for the North Powys Bulking Facility at the Full Council meeting of 21st February 2019, an amendment was passed that discussions would continue with the local community regarding the most suitable location for this facility and that a progress report was presented to Council prior to works commencing.

3 Progress since Council Meeting of 21st February

- 3.1 Immediately following the item at the full Council meeting of 21st February, an informal discussion took place outside of the main meeting with officers and members of the community where a number of issues were raised with answers given by officers.
- 3.2 A further meeting took place on 28th March 2019. Assembly Members Russell George and Helen Mary Jones were in attendance at this meeting along with the local member, representatives from ACT, and the Community Council. The Council was represented by the Portfolio Holder for Highways, Transport and Recycling, along with officers from the Design Team and Waste and Recycling.
- 3.3 At this meeting a further site was proposed by the group, the office site for the Newtown bypass, and it was agreed that the position regarding this site would be clarified.
- 3.4 Discussions then moved onto mitigation measures that could be put in place should the facility in Abermule go ahead, including additional screening, and the positioning of the facility. It was also suggested by Assembly Members that PCC could consider contributing in some way to benefit the local community if the facility was progressed.
- 3.5 As ACT had published an artist's impression of how the facility would look from Dolforwyn Castle, in the same meeting PCC presented an alternative artist's impression which is to scale with the surroundings. This, along with a 3D image of how the bulking facility will look compared to the other units at the business park, is included in Appendix 3.

- 3.6 Further discussions were then held as regards the reporting of incorrect information on social media and in the press. The group were asked to approach the nominated lead officer with any questions or concerns so that they could be given factual information so that the community had an informed viewpoint. It is disappointing to note that subsequent social media posts still appear not to be in the spirit of this request, with inaccurate information being presented as fact.
- 3.7 Since the meeting of 28th March 2019, the two lead members of the ACT group have made unannounced visits to both the bulking facilities at Brecon and Rhayader. Whilst the Council had requested that these visits be pre-arranged as they are working sites, on both occasions they were suitably accommodated and provided with a tour of the facilities.

4 Alternative sites proposed by ACT

- 4.1 A total of 13 sites have now been considered for the bulking facility, which are detailed in Appendix 1. The following table lists the sites specifically proposed by ACT, summarising the main reasons why each site is not considered suitable. A full consideration of these sites against the required criteria is set out in Appendix 1.

Site	Main Reasons for not taking forward
Former Cae Post site in Trewern	<ul style="list-style-type: none"> • Too small for required operation • Limited traffic access through housing • Unsuitable location to serve the north of Powys
G and T Evans, Mochdre, Newtown	<ul style="list-style-type: none"> • Site not currently on the market • Following discussions with the owner, the price at which a sale could be agreed would be above the market value of the site. • The purchase of any alternative site would require additional capital which is not provided for in the capital programme that has been approved. • Whilst not a consideration in terms of rejecting the site, it should be noted that this site is considerably closer to residential properties than the site in Abermule.
Office site for Newtown bypass construction	<ul style="list-style-type: none"> • Site not level so would require considerable groundworks for development • Within the Local Development Plan, the land is designated as open countryside, is not suitable for industrial use and is required to be returned to its previous state once the maintenance period has expired after 5 years. • The purchase of any alternative site would require additional capital which is not provided for in the capital programme that has been approved.

5 Specific concerns and issues raised by ACT and the local community

- 5.1 Whenever a facility that handles waste and recycling is proposed, there are always concerns raised, the majority of which are misplaced based on misinformation and often scaremongering.
- 5.2 The local member and the community council were given a tour of the bulking facility in Rhayader prior to the planning meeting on 2 August 2018, where their questions were answered. Following this visit, the community council did raise concerns which were addressed through the planning process, but they did not submit a formal objection.
- 5.3 The main concerns raised by ACT following the planning approval are listed below along with the Council's position and any mitigation measures that are deemed appropriate.

Concern / Issue	Response and potential mitigation
Noise	<ul style="list-style-type: none"> • The main source of noise is when collection vehicles offload glass and lorries are loaded for onward transport. • This will be for short periods with minimum impact on properties nearly 400 metres away. • The positioning of the building and adequate screening will further mitigate any noise issues.
Odour	<ul style="list-style-type: none"> • The materials stored at the site are source segregated and hence clean in nature with no discernible odour. • The food waste is stored in sealed containers prior to loading for onward transport.
Vermin	<ul style="list-style-type: none"> • With the storage of clean materials, vermin is not a problem at these sites. • Nearby farms are considered likely to generate more opportunities for vermin than a bulking facility.
Traffic	<ul style="list-style-type: none"> • There will be an increase in traffic at the site but this is in keeping with the road layout which has been specifically enhanced for such activity. • There will be no increase through the village itself as access is directly from the trunk road.

Proximity to housing	<ul style="list-style-type: none"> • These facilities do not adversely impact neighbouring properties as demonstrated by the site at Rhayader which is immediately adjacent to housing, from which we do not receive complaints. • The site at Abermule would be nearly 400 metres away from the houses in the village, with a railway line with appropriate screening between them. • It should be noted that two of the sites proposed by ACT are considerably closer to residential properties than the one at Abermule.
Risk of fire	<ul style="list-style-type: none"> • Fires are rare at these facilities although widely reported when they do happen. • Fire prevention measures are in place at the other sites as approved by the fire service and Natural Resources Wales.
Size of building	<ul style="list-style-type: none"> • The building has been designed to accommodate the present and future quantities of materials that it is anticipated will be collected in the north of Powys. The quantities of materials will increase with the requirement to meet the Welsh Government Statutory Targets. • It needs to also be able to accommodate vehicles offloading and also larger lorries to be loaded for onward transport. • With potential changes to the requirements to collect different materials such as textiles and electrical items it is essential that there is flexibility to accommodate these additional requirements in the future. • ACT claim that the size of the building is not necessary as the one at Rhayader is notably smaller. This is because space was limited at this site and the operation is carried out over two levels in two buildings. • Screening will be put in place to minimise the visual impact of the facility..
Requirement for an Environmental Impact Assessment (EIA) as it is a 'waste disposal facility'	<ul style="list-style-type: none"> • The site is purely for the bulking of material prior to onward transport • Whilst the material is classified as waste until recycled, there is no disposal on site and no significant environmental risk. • Planning Officers are satisfied that there is no requirement for an EIA.

Bulking facilities should be located on industrial estates and in accordance with Technical Advice Note (TAN) 21	<ul style="list-style-type: none"> • The site at Abermule is designated for B1, B2 and B8 industrial use under the Local Development Plan and therefore suitable for such a facility. • A Waste Planning Assessment has been carried out to demonstrate conformance with TAN 21 – see Appendix 4.
Future developments in recycling and packaging will negate the need for such a facility	<ul style="list-style-type: none"> • The waste and recycling industry is constantly changing and adapting to new legislation and technology, but it is recognised that local authorities will continue to play a pivotal role in the collection of material. • There are currently consultations underway on Deposit Return Schemes and Extended Producer Responsibility, but the role of Councils will remain broadly similar even if the costs shift to industry.
Impact on house prices	<ul style="list-style-type: none"> • There is no evidence to suggest that such a facility at this distance from residential properties will adversely impact house prices. • The negative and misleading image of the facility being portrayed on social media would not be helpful in this regard.
Residual waste being taken to the facility	<ul style="list-style-type: none"> • There are no current plans to bulk residual waste at the facility as this is dealt with by an existing contractual arrangement. • With a WG statutory target of 70% for 2024/25 and a further target of 80% being considered, the amount of residual waste will continue to fall and hence the requirements for bulking residual waste will reduce.

5.4 It should be noted that the operation of any such site is subject to a Natural Resources Wales permit with any environmental breaches potentially resulting in the suspension of activities at the site.

5.5 The Council has its own Quality Management System in place and has accreditation for ISO 14001, the recognised environmental standard. Maintaining this standard requires strict environmental controls on site.

6 Suitability of Abermule for a Recycling Bulking Facility

6.1 The Abermule site is considered very well suited for a Bulk Recycling Facility for the following reasons:

- Designated for B1, B2 and B8 industrial use and hence meets Local Development Plan requirements.
- Ideally located between the two main populations in the north of Powys.
- Suitable road network already in place through earlier Welsh Government development on site.
- Level site which reduces development costs.
- Sufficient size for required facility.
- All utilities are currently available at the site.
- Land in PCC ownership following purchase with a Welsh Government grant.

6.2 It should be noted that the development of the remaining site for business units (welcomed by the community) is supported by the funding secured for the Bulking Facility and if the Bulking Facility is not provided on this site, the business case for the business units will need to be updated and reviewed.

6.3 Due to the size of the overall site, the development has been designed to have the recycling facility furthest away from residential properties, with the business units and the railway line in between.

6.4 Plans of the site including aerial photographs clearly show the position of the development and are available as Appendix 5.

7 Recommendations to be taken to Cabinet for consideration

7.1 To note the contents of this report and continue with the development of the North Powys Recycling Bulking Facility at the Abermule Business Park on the basis that it is the most suitable site available for the development of the facility. Any alternative would result in considerable additional cost to the authority, which is not provided for in the approved capital programme, and likely to also result in similar opposition from interested parties.

7.2 Officers to continue to liaise with the local community through the development phase and following commencement of operations to ensure that the community are fully informed of progress and able to contribute to the process.

Recommendation to Council:

To note the contents of this report
--

Contact Officer:	Ashley Collins
Tel:	0845 602 7035
Email:	ashley.collins@powys.gov.uk

Appendices:

Appendix 1 – List of sites considered for Bulking Facility

Appendix 2 – Consultation Activities and Timeline

Appendix 3 – Artist’s impressions of facility

Appendix 4 – Waste Planning Assessment

Appendix 5 – Plans and aerial view of site

Appendix 1 – List of Sites Considered for Bulking Facility

Site Location	Abermule Business Park	Cwm Harry Site Vastre Estate	Kirkhamsfield Highways Depot	Existing Vastre Highways Depot	Land Adjacent to Vastre Highways Depot	Land Adjacent to Unit 4 Vastre Industrial Estate	Penstrowed Highways Land	Land Adjacent to Unit 20 Dyffryn Industrial Estate	Land adjacent to Mochdre Roundabout, Newtown	Land Opposite Unit 84 Mochdre Industrial Estate	Cae Post Site, Trewern	Newtown Bypass Compound Site	G and T Evans Site, Mochdre, Newtown
Site Requirements													
Minimum developable size of 1 hectare (2.5 acres) (The exact size of the site will be dependent on its shape and how all the elements required will fit to enable the site to operate efficiently)	1 hectare Access road previously constructed	0.5 ha Too small for current requirements	1.2ha total area, however, half is used as depot Site not of sufficient size to accommodate highways depot and bulking site	0.28 ha Too small and currently operational difficulties due to size of site	0.97ha Site restricted due to presence of gas main and topography Site is also crossed by high, medium and low pressure gas main which would require relocation at significant cost	0.5ha Too small Site is also bisected by high pressure gas main which would require relocation at significant cost	>1ha Too small	1ha total area, however, areas of the site would be unusable due to shape and topography	0.75ha Too Small	1.3ha total area, however, areas of the site are unusable due to topography	0.75ha excluding access road Too Small	1.9ha total area, however, areas of the site are unusable due to topography	3ha
Tudalwr (Business), B2 (General Industrial) and B3 (Storage and Distribution) planning uses and is compliant with LDP policies relating to this type of facility or is capable of being appropriately consented	Yes	Yes	Yes	Yes	Within industrial estate so may be possible	Within industrial estate so may be possible	No. Previous advice was that it was in open countryside and unlikely to comply with LDP	Within industrial estate so may be possible	Adjacent to industrial estate so may be possible	Within industrial estate so may be possible	Potentially	No planning permission currently in place as it is part of the bypass site	Potentially
Level site or is capable of being suitably engineered at an affordable cost	Yes	Yes	Yes	Yes	No. Difficult topography requiring significant earthworks to develop	Potentially	Potentially	No. Difficult topography requiring significant earthworks to develop	Yes	No. Difficult topography requiring significant earthworks to develop	Potentially	Split level so not ideal	Potentially Number of buildings requiring demolition. Likely asbestos removal required.
Strategically located to serve the north Powys area	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Immediately adjacent to the strategic road	Yes	Yes	Yes	Substandard access to site	Access complying to	Access complying to	Access complying to	Access complying to	Access complying to	Access complying to	No. Highway access well	Access does not comply	Yes, however, adjacent

Site Location	Abermule Business Park	Cwm Harry Site Vastre Estate	Kirkhamsfield Highways Depot	Existing Vastre Highways Depot	Land Adjacent to Vastre Highways Depot	Land Adjacent to Unit 4 Vastre Industrial Estate	Penstrowed Highways Land	Land Adjacent to Unit 20 Dyffryn Industrial Estate	Land adjacent to Mochdre Roundabout, Newtown	Land Opposite Unit 84 Mochdre Industrial Estate	Cae Post Site, Trewern	Newtown Bypass Compound Site	G and T Evans Site, Mochdre, Newtown
Site Requirements													
network with convenient access complying to relevant standards and capacity for additional traffic generated	Suitable vehicular and pedestrian access installed to standard in 2010 by WG.				current standards would need to be created Restricted points of entry due to topography	current standards would need to be created	current standards would need to be created	current standards would need to be created	current standards would need to be created	current standards would need to be created	below current standards Public footpath runs up access and through site	with current standards so significant works would be required to bring up to standard	highway unlikely to meet current standards
All utilities available at the site or can be provided at reasonable cost (Water, electric, foul sewer, fibre network)	Yes New connections to Statutory Undertakers installed in 2010 to service the site	Assumed likely New connections and possible upgrades required	Yes	Yes Possible upgrades required	Assumed likely New connections and possible upgrades required	Assumed likely New connections and possible upgrades required	Assumed possible but outside main conurbation so may be some difficulties	Assumed likely New connections and possible upgrades required	Assumed likely New connections and possible upgrades required	Assumed likely New connections and possible upgrades required	Assumed likely Possible upgrades required	There are currently temporary connections so significant work would be required to install permanent services	Assumed likely Possible upgrades required
Low level contaminated land constraints that can be mitigated appropriately by efficient and sustainable means	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Part of the site is located on historic landfill. Historic industrial use. Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Historic industrial use Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Historic industrial use Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Not investigated in detail as site discounted for reasons below	Historic industrial use Will require Phase 1 Geo-Environmental Desk Study and possible remediation
Low level environmental / ecological impacts that can be mitigated appropriately by efficient and sustainable means	Ecology surveys and mitigation required	No issues anticipated	Building demolition required Ecology surveys and likely mitigation required	Building demolition required Ecology surveys and possible mitigation required	Ecology surveys and possible mitigation required Large mature tree affected	Ecology surveys and possible mitigation required	Ecology surveys and likely mitigation required	Ecology surveys and possible mitigation required	Ecology surveys and possible mitigation required	Ecology surveys and possible mitigation required	Building demolition required Ecology surveys and possible mitigation required	Not investigated in detail as site discounted for reasons below	Building demolition required Ecology surveys and likely mitigation required

Site Location	Abermule Business Park	Cwm Harry Site Vastre Estate	Kirkhamsfield Highways Depot	Existing Vastre Highways Depot	Land Adjacent to Vastre Highways Depot	Land Adjacent to Unit 4 Vastre Industrial Estate	Penstrowed Highways Land	Land Adjacent to Unit 20 Dyffryn Industrial Estate	Land adjacent to Mochdre Roundabout, Newtown	Land Opposite Unit 84 Mochdre Industrial Estate	Cae Post Site, Trewern	Newtown Bypass Compound Site	G and T Evans Site, Mochdre, Newtown
Site Requirements													
Low level river or surface water flooding impacts that can be mitigated appropriately by efficient and sustainable means	Flood assessment and mitigation required	No issues anticipated	Possible flood mitigation required as part of site in flood zone	No issues anticipated	No issues anticipated	No issues anticipated	No issues anticipated	No issues anticipated	No issues anticipated	No issues anticipated	No issues anticipated	No issues anticipated	Small area of site within flood risk zone. Phase 1 and likely Phase 2 assessment required.
Low level heritage impacts that can be mitigated appropriately by efficient and sustainable means	Yes	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below
Site available for purchase at an affordable cost Tudalen 13	Yes Site purchased	Site not available for purchase	Site in PCC ownership	Site in PCC ownership	WG land which may be available for purchase	WG land which may be available for purchase	Site in PCC ownership	Site was previously for sale. Not aware of current availability	No. Land belongs to a pension fund	WG land which may be available for purchase	Site in PCC ownership	Site not currently available and will be utilised by the contractor for a further five years for the maintenance period of the new bypass. It is not known whether the landowner would consider sale of the land at that time.	Site not available for purchase

Site Location	Abermule Business Park	Cwm Harry Site Vastre Estate	Kirkhamsfield Highways Depot	Existing Vastre Highways Depot	Land Adjacent to Vastre Highways Depot	Land Adjacent to Unit 4 Vastre Industrial Estate	Penstrowed Highways Land	Land Adjacent to Unit 20 Dyffryn Industrial Estate	Land adjacent to Mochdre Roundabout, Newtown	Land Opposite Unit 84 Mochdre Industrial Estate	Cae Post Site, Trewern	Newtown Bypass Compound Site	G and T Evans Site, Mochdre, Newtown
Site Requirements													
Other comments	Site taken forward	Site not taken forward as purchase by third party	Site not taken forward as not large enough to accommodate highways depot and bulking site and therefore a new highways depot would be required which would have significant cost	Site not taken forward due to size limitations	Site not taken forward due to topography of site significantly increasing cost of development and presence of high pressure gas main	Site not taken forward due to size and presence of high pressure gas main	Site not taken forward due to size and planning constraints	Site not taken forward due to size and topography of site significantly increasing cost of development	Site not taken forward due to its unavailability	Site not taken forward due to size and topography of site significantly increasing cost of development	Site not considered due to size, location and highway access issues	Site not taken forward as it does not meet LDP requirements	Site not considered as not for sale

Appendix 2 – Consultation Activities and Timeline

Abermule Business Park – Pre Planning Consultation Requirements and Actions

The table below sets out the Minimum Requirement for a pre-application consultation. This is taken from the Welsh Government’s “Pre-Application Consultation: Best Practice Guidance for Developers” document.

The table also sets out the pre-application consultation activities undertaken for the Abermule Business Park, indicating how the minimum standards were met and exceeded and where additional activities were undertaken to ensure there was wider engagement with the community.

Minimum requirement	Abermule pre-application consultation
Send a copy of the site notice to any owner or occupier of any land adjoining the land to which the proposed application relates	Site notice sent to adjoining land owners
Inform each Community Council in whose area the proposed development would be situated; and/or each councillor (Local Member) representing an electoral ward in which the proposed development would be situated	Notification issued
Inform specialist consultees of the development proposals	<p>Specialist consultees informed:</p> <ul style="list-style-type: none"> • CADW • Dwr Cymru • Severn Trent Water • Cyfoeth Naturiol Cymru • Coal Authority • Powys County Council Highways Department • Welsh Government: Transport • Health and Safety Executive and • The Land Quality Advice Service <p>Consultees informed over and above the minimum requirement:</p> <ul style="list-style-type: none"> • Western Power • Wales and West Utilities • National Grid • CPAT
Display a site notice in at least one place on or near the land to which the proposed application is	3 site notices displayed at the site

Minimum requirement	Abermule pre-application consultation
Consult for a minimum of 28 days	The consultation ran for 28 days from 2 nd May 2018 to 30 th May 2018
Make the application information available for inspection in the vicinity of the site or online	<p>These documents would ordinarily be held at the nearest library, for Abermule this would have been Newtown library. However, it was felt that the documents should be made available more locally. Arrangements were therefore made with the Abermule Community Centre for the documentation to be available to view at the Community Centre for the duration of the consultation.</p> <p>Additionally, the documents were available to access on the Asbri Planning website for the duration of the pre-application consultation.</p>
Set out how the developer can be contacted by persons wishing to comment on the proposed development (ie a postal address or an email address)	<p>The methods of contacting the developer were via:</p> <ul style="list-style-type: none"> • Submission of a written form at the consultation event • Submission of a written form via post • Submission of comments via email
Submit a pre-application consultation report in order for the planning application to be validated	The Pre-application consultation report was submitted
	<p>It was decided that, whilst not required under legislation, it would be appropriate and beneficial to residents for officers to hold an all-day and evening drop-in event in Abermule as part of the pre-application consultation. This was held on the 17th May in the Community Centre and ran from 11:00 to 19:00</p> <p>This was additionally followed by a presentation and Q&A session for the community which finished at 21:30</p> <ul style="list-style-type: none"> • During the pre-application consultation event and the evening presentation, 3D visualisations of the development were provided • During the pre-application consultation event and the event presentation, a timeline of the pre-application and subsequent planning process was displayed. This showed that there would be 2 opportunities to 'have your say' on

Minimum requirement	Abermule pre-application consultation
	the application – the 1 st at pre-application and the 2 nd once the application had been submitted to the Local Planning Authority
	Both the pre-application consultation and the consultation event were advertised in the village newsletter in May
	<p>Two press releases were issued by the council on the 3rd and 11th May respectively. These appeared on the council social media accounts and website and were reported on by the local media as follows:</p> <p><u>My Newtown 4th May</u></p> <p><u>Shropshire Star 7th May</u></p> <p><u>My Newtown 11th May</u></p> <p>County Times and Express page 13 11th May</p> <p><u>Powys County Times 11th May</u></p>
	<p>The consultation event was advertised on 3 community notice boards within the village as follows:</p> <ul style="list-style-type: none"> • On the notice board in front of the garage • On the notice board in the village centre • On the notice board at the community centre
	The Community Council’s visit to the Rhayader Depot was facilitated on 11 June 2018

Abermule Business Park – Timeline of Events

Date	Activity	Comments
18 June 1992	Industrial Development (outline) granted	This was renewed in in 1995
31 March 1993	PCC sold site to WG	Price £120k
1995	Industrial Development (outline) renewed	
October 1995	Local Plan	Site included in the Montgomeryshire Local Plan for employment use. This describes a planning permission on the site or part of it at that time.
2002	WG/ WDA Planning permission for erection of business centre	conditional
01 August 2003	Approval of application for: "Construction of vehicular access, estate road, sewers, services and footway/ cycleway" ref: M/2002/113	
08 August 2003	Approval of application for: "Erection of a business centre" ref M/2002/1134	
2009	WG/ WDA Full application for vehicular access	Presumably as previous permission had lapsed
April 2009	Severn Valley Strategic Regeneration Programme commences	Welsh Govt. programme delivered in partnership involving WG and PCC. Abermule: the programme was for site development and servicing – provision of utilities, access and infrastructure.
03 November 2009	Application submitted for: "Formation of vehicular access, estate road, footway and associated works in connection with proposed business site" ref P/2009/1162	
19 November 2009	Abermule with Llandyssil Community Council meeting	Planning application P/2009/1162 discussed
15 December 2009	Planning application ref P/2009/1162. Decision made date: Consent	
22 December 2009	Application submitted for "Outline Planning application for	

	prestige business park” ref P/2009/1353.	
2010	Powys Unitary Development Plan 2010	The adopted Powys Unitary Development Plan (2010) allocated the site as suitable for general employment purposes (site allocation M101 EA1) suitable for a mix of employment uses in use classes B1, B2, B8. Policy MW11A supports waste management facilities on such sites.
2010	Infrastructure works completed by WG/ WDA	This is our best guess of when these works were carried out. They were certainly evident by April 2010.
12 January 2010	Abermule with Llandyssil Community Council meeting	Outline planning application discussed. With action for Clerk to pass on comments.
21 April 2010	Planning application ref P/2009/1353. Planning Decision made date: Consent	Use Class B1 for research and development industries
October 2014	Document: Evaluation of the Severn Valley Strategic Regeneration Programme	Extract: “at present investment in the two sites is not commercially viable. [Offas Dyke and Abermule Business Parks]” Extract: “Remove BREEAM requirements at Offas Dyke and Abermule which add too much cost (up to 40 per cent) to infrastructure investments”
11 February 2015	Abermule with Llandyssil Community Council meeting	Extract: “Cllrs were pleased to note that the empty Abermule site could now go forward with small / start up enterprises to a more appropriate specification and that the WG would consider building units for rental”
10 November 2015	Powys County Council Open Cabinet decision to use regeneration fund for business units	Desk top phase 1 feasibility commenced
February 2016- December 2017	Powys County Council	Phase 2 feasibility commenced and external contractors commissioned to undertake detailed site assessment including flood modelling and appraisal, ecology, noise.
6 April 2016	Abermule with Llandyssil Community Council meeting	First mention of Abermule being used for recycling centre.
7 September 2016	Abermule with Llandyssil Community Council meeting	Discussion of Abermule being used for recycling.
2 November 2016	Abermule with Llandyssil Community Council meeting	Discussion of Abermule Business Park especially re recycling unit

7 December 2016	Abermule with Llandyssil Community Council meeting	Abermule discussed- transfer to PCC and process that would follow- decisions by the Cabinet, a planning application for the whole site will be prepared and the relevant pre-application consultation with the local community will take place
22 February 2017	Powys County Council: Portfolio Holder decision pursuant to 15 November 2015 Cabinet- decision to purchase Abermule	Joint decision by portfolio holder for Property and portfolio holder for Regeneration The report was commercially sensitive until completion of purchase.
28 February 2017	Powys County Council: Open Cabinet decision to share site with recycling	Local member for Abermule in attendance and submitted comments
March 2017	Abermule with Llandyssil Community Council newsletter	Reporting the firm proposal for a recycling unit to be co-located on the site along with the planned development of 10 business units
21 May 2017	Abermule with Llandyssil Community Council meeting	Chairmans report mentions plans to develop a processing plant for recycling on the business park.
2018	Powys Local Development Plan (LDP) 2018	The adopted LDP – Policies SP6 and E1 allocate the site for employment uses, and Policy E1 identifies the site as suitable for waste uses in accordance with Policy W1
January 2018	Planning work commenced	Including flood consequences assessment and drainage strategy
February 2018	Abermule with Llandyssil Community Council newsletter	Discussion of possible tenants and mention of recycling centre at Abermule
6 March 2018	PCC purchased site from WG	Price £535k
2 May – 30 May 2018	Site notices displayed	
2 May – 30 May 2018	Pre-application consultation commences. Full draft planning package available to view online (Asbri Planning website) and at the Abermule Community Centre	Total of 85 responses received to the consultation
09 May 2018	Pre-planning consultation and associated consultation event advertised in Abermule Community Newsletter	

12 May 2018	Notices regarding the consultation event placed on the 3 village notice boards in English and Welsh (at the Community Centre, outside the garage and in the village centre)	
17 May 2018	Consultation event held at Abermule Community Centre	All day event (11:00 – 19:00) plus evening Q&A session until 9.30pm.
24 May 2018	Abermule with Llandyssil Community Council meeting	Response to pre consultation planning. Note: the response included 13 questions which have not been copied here but are accessible online
June 2018	Abermule with Llandyssil Community Council newsletter	Local member advises that the Abermule Business Park is at pre-planning consultation stage and invites residents to air their views.
11 June 2018	Abermule Community Council visit to Rhayader depot	
6 June 2018	Planning Application submitted	Total of 10 objections received
6 June 2018	Abermule with Llandyssil Community Council meeting	Abermule Business Park discussed.
20 June 2018	Abermule with Llandyssil Community Council meeting	Planning Application for the ABERMULE BUSINESS PARK P/2018/0587 discussed.
4 July 2018	Abermule with Llandyssil Community Council meeting	The Chair reported that the visit to the recycling centre at Rhayader had taken place.
August 2018	Abermule with Llandyssil Community Council newsletter	Reported that the Abermule Business Park planning application is to be decided on 2nd August and that anybody wishing to speak at the meeting needs to register their wish with PCC by 27th July.
2 August 2018	Planning Application approved	
6 August 2018	News release issued announcing planning application approval	

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

Appendix 3 – Artist’s impression of facility

Fig.1 – Bulking facility in relation to business park

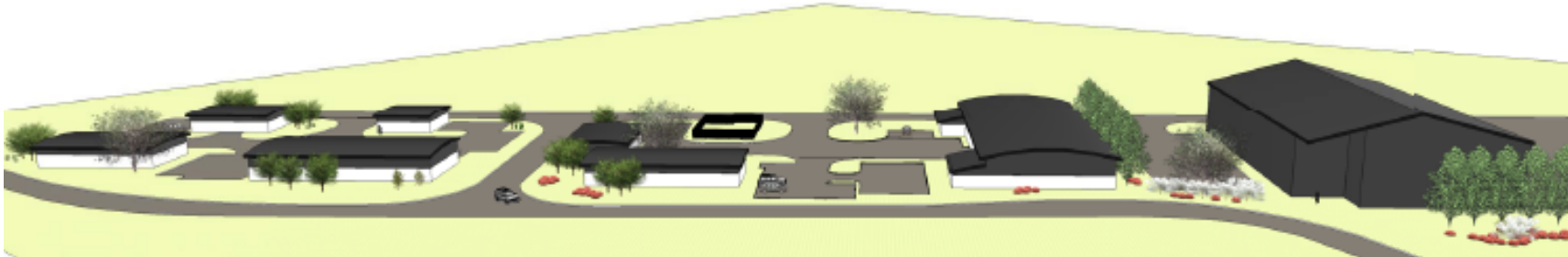
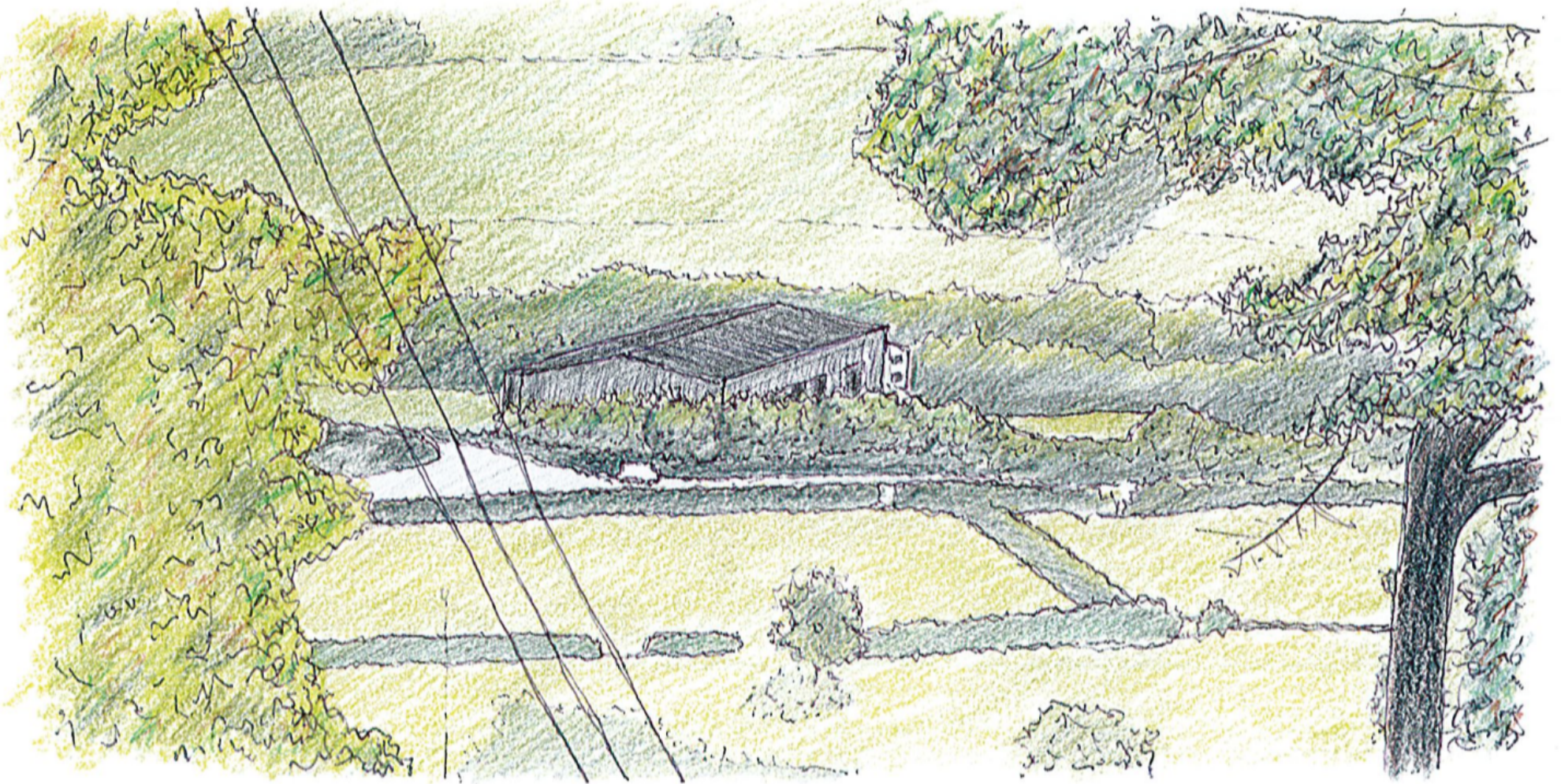


Fig.2 – View from Dolforwyn Castle

Tudalen 24



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
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Prepared by:

Llinos Hallett | Planner

Approved by:

Barrie Davies | Director

Disclaimer:

This report has been prepared for the sole and exclusive use of Powys County Council from whom it was commissioned and has been prepared in response to their particular requirements and brief. This report may not be relied upon by any other party. The Contracts (Rights of Third Parties) Act 1999 shall not apply to this report and the provisions of the said Act are expressly excluded from this report. This report may not be used for any purpose other than that for which it was commissioned. This report may not be reproduced and/or made public by print, photocopy, microfilm or any other means without the prior written permission of Asbri Planning Ltd. The conclusions resulting from this study and contained in this report are not necessarily indicative of future conditions or operating practices at or adjacent to the Site. Much of the information presented in this report is based on information provided by others. That information has neither been checked nor verified by Asbri Planning Ltd.

Contents

Section 1	
Introduction	4
Section 2	
Site description and context	5
Section 3	
Proposals	6
Section 4	
Planning history	7
Section 5	
Planning policy context	8
Section 6	
Appraisal	9
Section 7	
Conclusion	11

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.

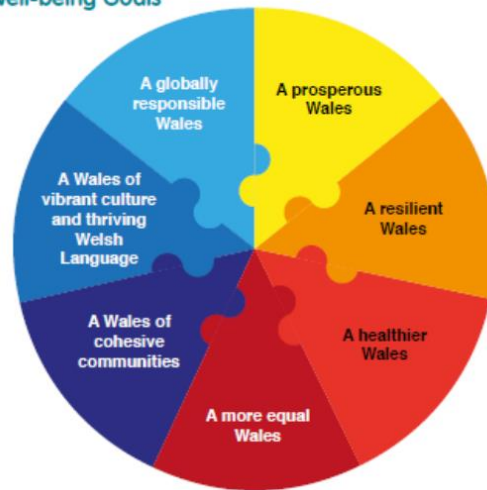
- 1.5 For full details of the consultation/engagement exercise please see accompanying Pre-application consultation document prepared by Asbri Planning

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

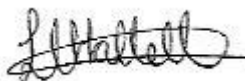
- 3.10 First and foremost, it is not considered that the recycling bulking facility will be a particularly noisy facility as borne out by visits to the existing facilities in Brecon and Rhayader, the latter of which lies directly adjacent to existing residential properties. No complaints have been raised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

Appendix 5 – Plans and aerial view of the site

Fig.1 - Position of Recycling Bulking Facility within site

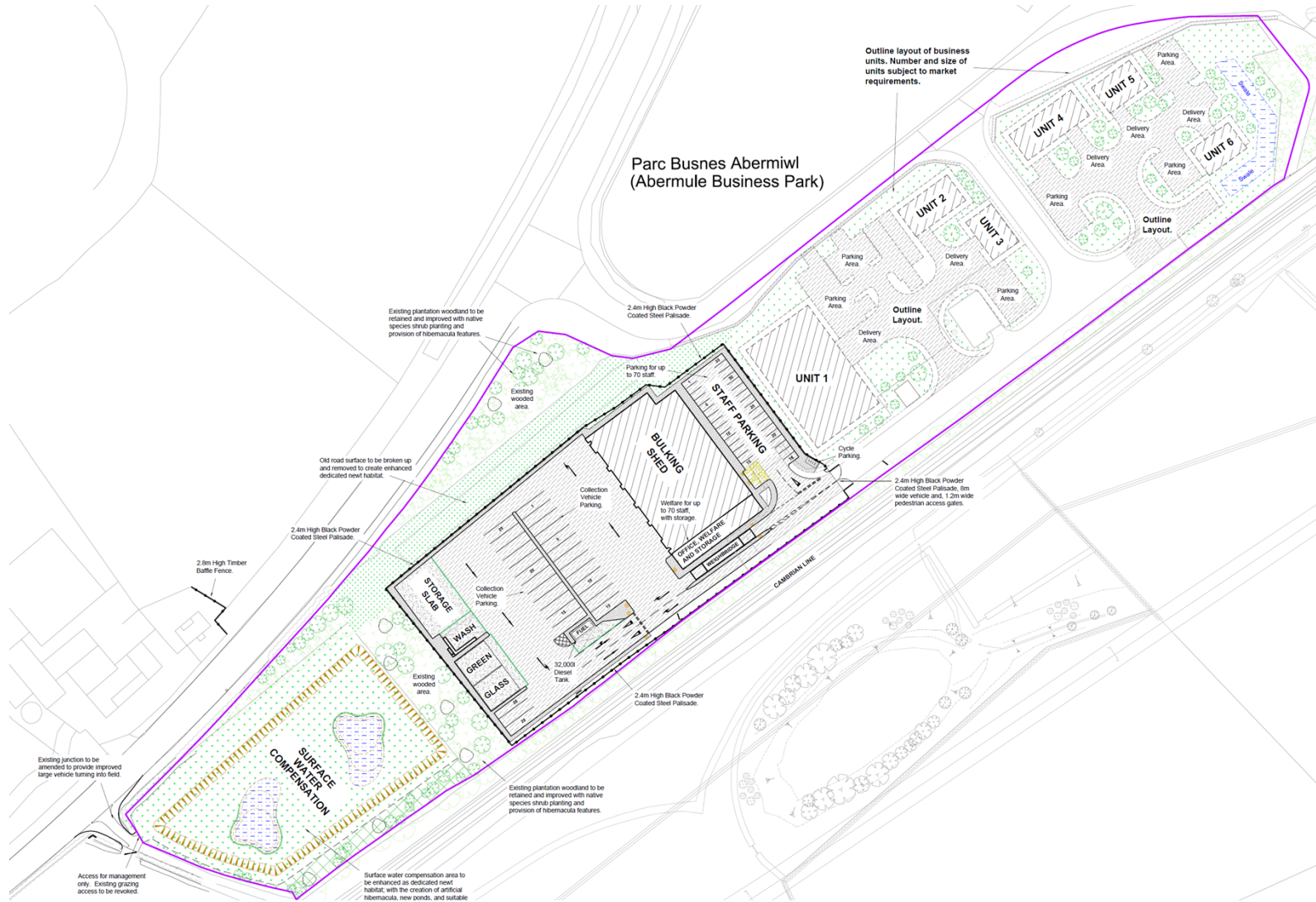
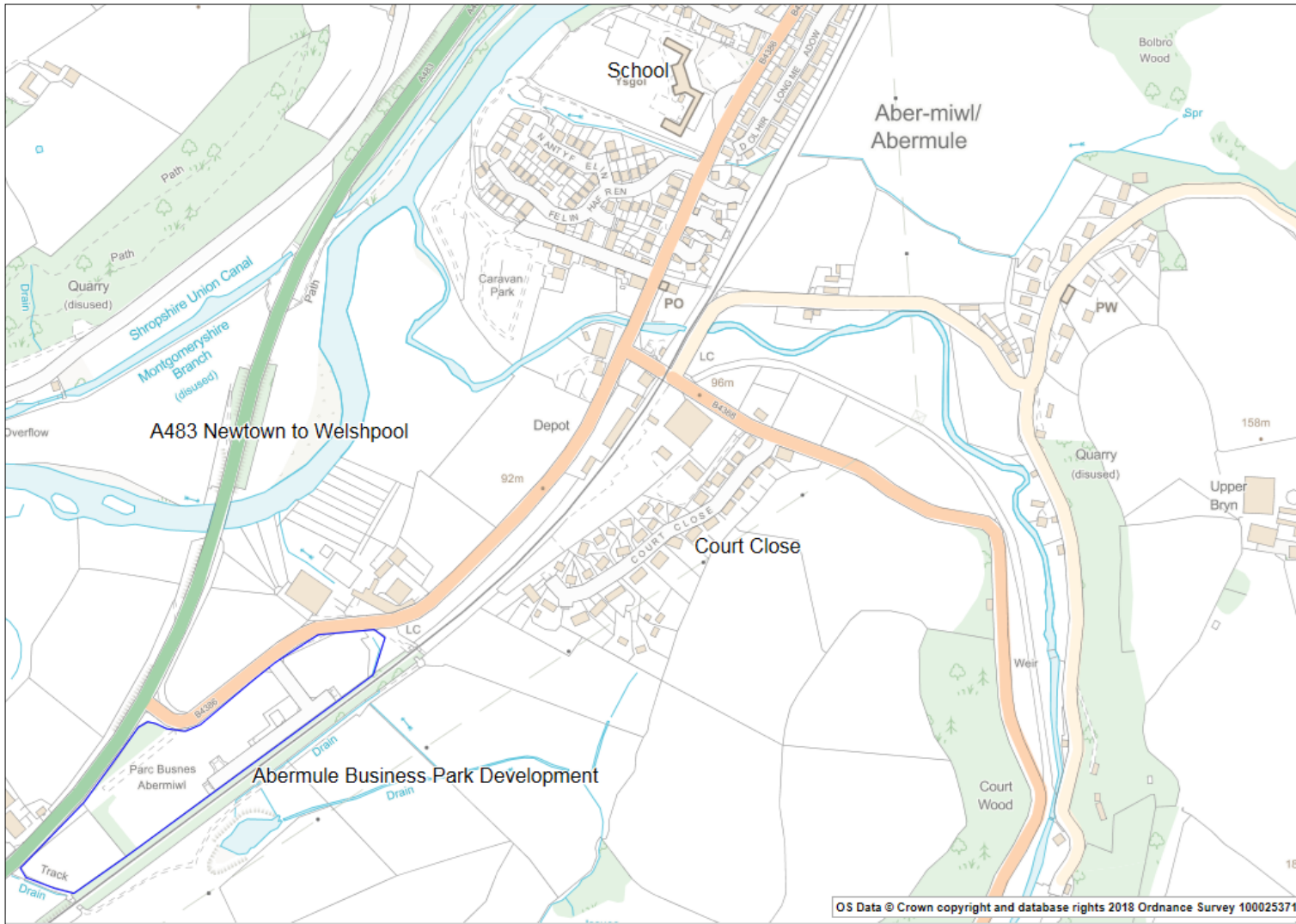


Fig.2 - Location of site in relation to Abermule



Tudalen 40

Fig.3 – Aerial view of site in relation to Abermule



Tudalen 41

Mae'r dudalen hon wedi'i gadael yn wag yn fwiadol