

Pecyn Dogfennau Cyhoeddus



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CYNGOR SIR
Dydd Gwener, 3ydd Mai, 2019

P E C Y N A T O D O L

1.	DATBLYGU CYFLEUSTER GWASTRAFF AC AILGYLCHU GOGLEDD POWYS
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Ystyried adroddiad gan y Cynghorydd Sir Phyl Davies, Aelod Portffolio ar faterion Priffyrdd, Ailgylchu ac Asedau.

([Tudalennau 1 - 50](#))

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

North Powys Bulking Facility Update for Council

3 May 2019

Nigel Brinn

Corporate Director - Economy and the Environment

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- Alternative sites proposed by ACT
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- Next steps



Introduction

- Welsh Government Statutory Recycling Targets.
- Blueprint kerbside collection method
- Requirement for strategically located bulking facilities in south, mid and north
- Sites secured and operational in south and mid, requirement for north.



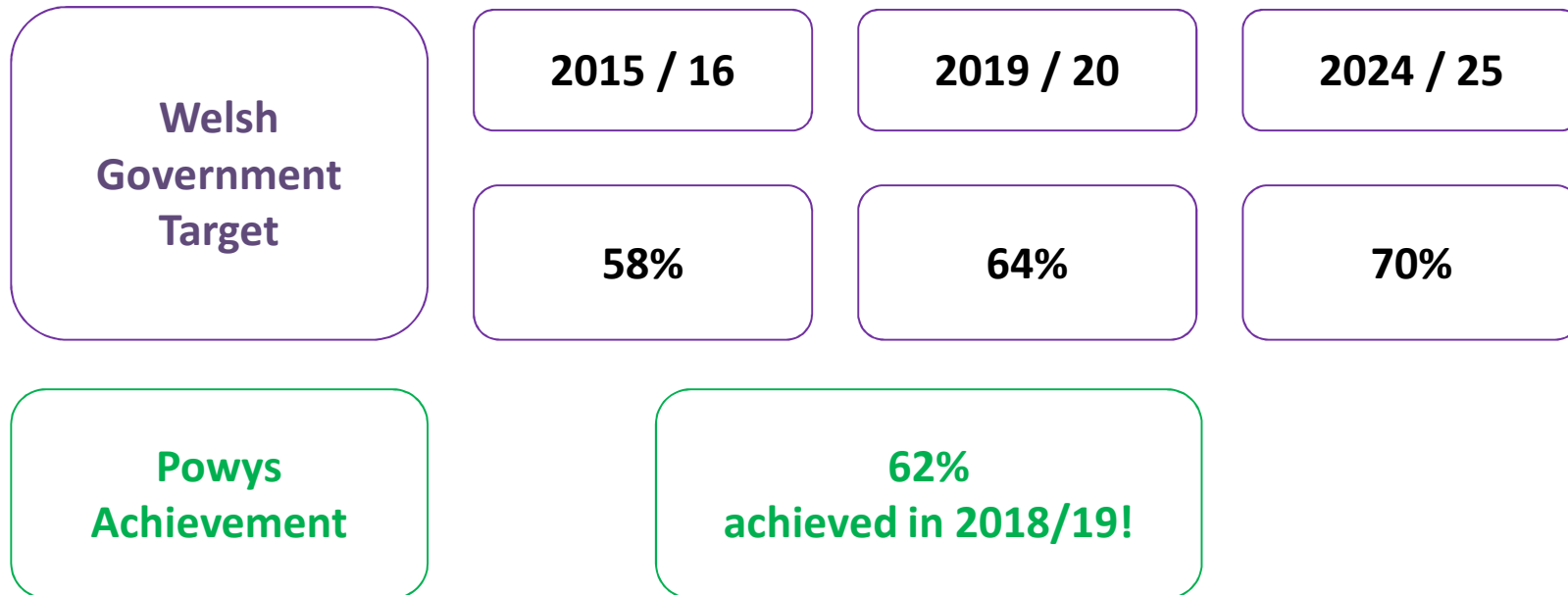
Summary

- Planning permission granted for facility in Abermule on 02/08/18.
- Capital funding virement approved for facility (21/02/19) with amendment to update Council – i.e. today's report.
- It is for Cabinet to determine the way forward.



Welsh Government Statutory Targets

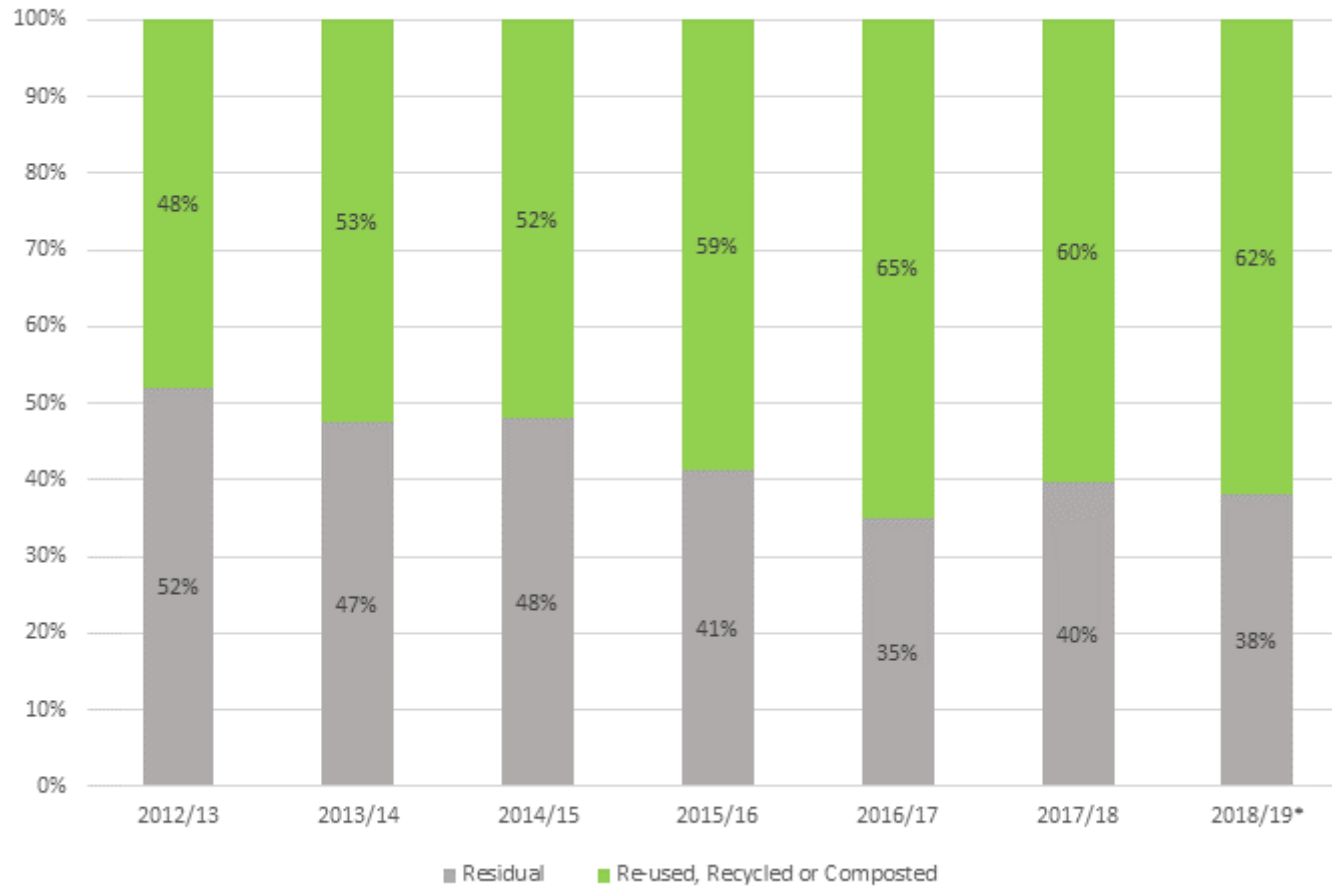
Tudalen 5



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Powys Waste and Recycling Annual Performance



Background

- Requirement for 3 bulking facilities identified in Cabinet paper of 30 July 2013, this included Abermule as a potential site.
- A number of other sites considered for North Powys including:
 - Unit 4 (Cwm Harry) Vastre
 - Kirkhamsfield Highways Depot
 - Vastre Bulking Facility
 - Land adjacent to Vastre Depot
 - Land adjacent to Unit 4, Vastre
 - Penstrowed Highways Depot
 - Dyffryn Estate
 - Mochdre roundabout
 - Unit 84, Mochdre Estate
 - Cae Post site, Trewern
- None of these have proven suitable for a variety of reasons.



Background (continued)

- Abermule Business Park remained vacant and discussions were then held with WG to purchase site for co-location of business units and bulking facility.
- Planning application submitted on 6 June 2018.
- Full consultation carried out over and above statutory requirements including open day and well attended public meeting in the community hall, as well as a site visit for the community council.
- Notice placed in Community Council Newsletter – May 2018.



Notice in Abermule News – May 2018

POWYS COUNTY COUNCIL – ABERMULE BUSINESS PARK PROJECT.

Full application for a proposed Recycling Bulking Facility
and associated works/Outline Application for business units (B1/B2/B8)
Pre-planning consultation for the business park development will run until Wed 30th
May. Consultation documentation available for members of the Public to view in
Abermule Community Centre Canteen, accessible Mon- Fri 9am – 5pm. / View online
www.asbriplanning.co.uk/statutory-pre-application-consultation/
Officers available to answer questions at a drop in event
Thurs 17th May at Abermule Community Centre from 11am with an
open questions and answer session 7pm in the hall. All Welcome

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ABERMULE BUSY-BEES CHILDCARE

NEW* Monday Morning Stay and Play
sessions for 2 year olds £6* per. Session
Starting Monday 14th May 9.15am - 11.15am



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Powys

Local Member's notice in Abermule News – May 2018

County Cllr Gareth Pugh elected member for the Dolforwyn Ward.

R.E. Abermule Business Park: Powys County Council have commissioned a consultant to undertake pre-application consultation in respect of the proposed development at Abermule Business Park. This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority. Powys County Council are intending to apply for full consent to construct a recycling bulking facility and associated works and outline consent for business units on the Abermule Business Park. They will be holding a drop-in event on **Thursday 17th May** from 11 - 19:00 at Abermule community centre, where officers will be in attendance to answer questions about the development.

At 19:00 I have requested a question and answer session in the main hall where I would like as many local residents as possible to attend. This is your chance to make your views clear.

Tudalen 10



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Powys

Background (continued)

- Concerns raised were given due consideration as part of planning process.
- Planning Permission granted on 2 August 2018.
- Abermule Communities Together (ACT) formed following planning meeting.
- Main concern appeared to be that they were not fully consulted although one member did speak at the planning meeting.
- Campaigning to prevent development going ahead with significant lobbying and use of social media.



Background (continued)

- Public meeting held with Leader and Portfolio Holders in December 2018.
- Commitment made to consider alternative sites.
- Agreed at Council meeting of 21 February to report back to Council following amendment to virement approval.



Progress since Council Meeting of 21 February

- Meeting took place on 28 March 2019 with ACT, Community Council, Local Member, Portfolio Holder, and Officers.
- Further site proposed by the group – Newtown bypass office site.
- Mitigation measures discussed along with any potential community benefits.
- Alternative artists impression of site presented by PCC.
- Discussion regarding factual reporting of information and offer to engage on provision of information.
- Members of ACT have made unannounced visits to similar facilities at Brecon and Rhayader.



Alternative sites proposed by ACT

Site	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 • 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.



Issues raised by ACT and local community

- A number of issues raised including noise, odour, vermin, traffic, proximity to housing, risk of fire, impact on house prices, all of which are addressed in the report
- The more significant concerns are addressed individually over the next few slides



Issues raised by ACT and local community (continued)

Tudalen 16

Size of building	<ul style="list-style-type: none">• The building has been designed to accommodate the quantity of materials that it is anticipated to be collected in the north of Powys. This 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..
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Issues raised by ACT and local community (continued)

Tudalen 17

<p>Future developments in recycling and packaging will negate the need for such a facility</p>	<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.
<p>Requirement for an Environmental Impact Assessment as it is a 'waste disposal facility'</p>	<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.



Issues raised by ACT and local community (continued)

Tudalen 18

<p>Bulking facilities should be located on industrial estates and in accordance with Technical Advice Note (TAN) 21</p>	<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.
<p>Residual waste being taken to the facility</p>	<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 will reduce.



Suitability of Abermule for a Recycling Bulking Facility

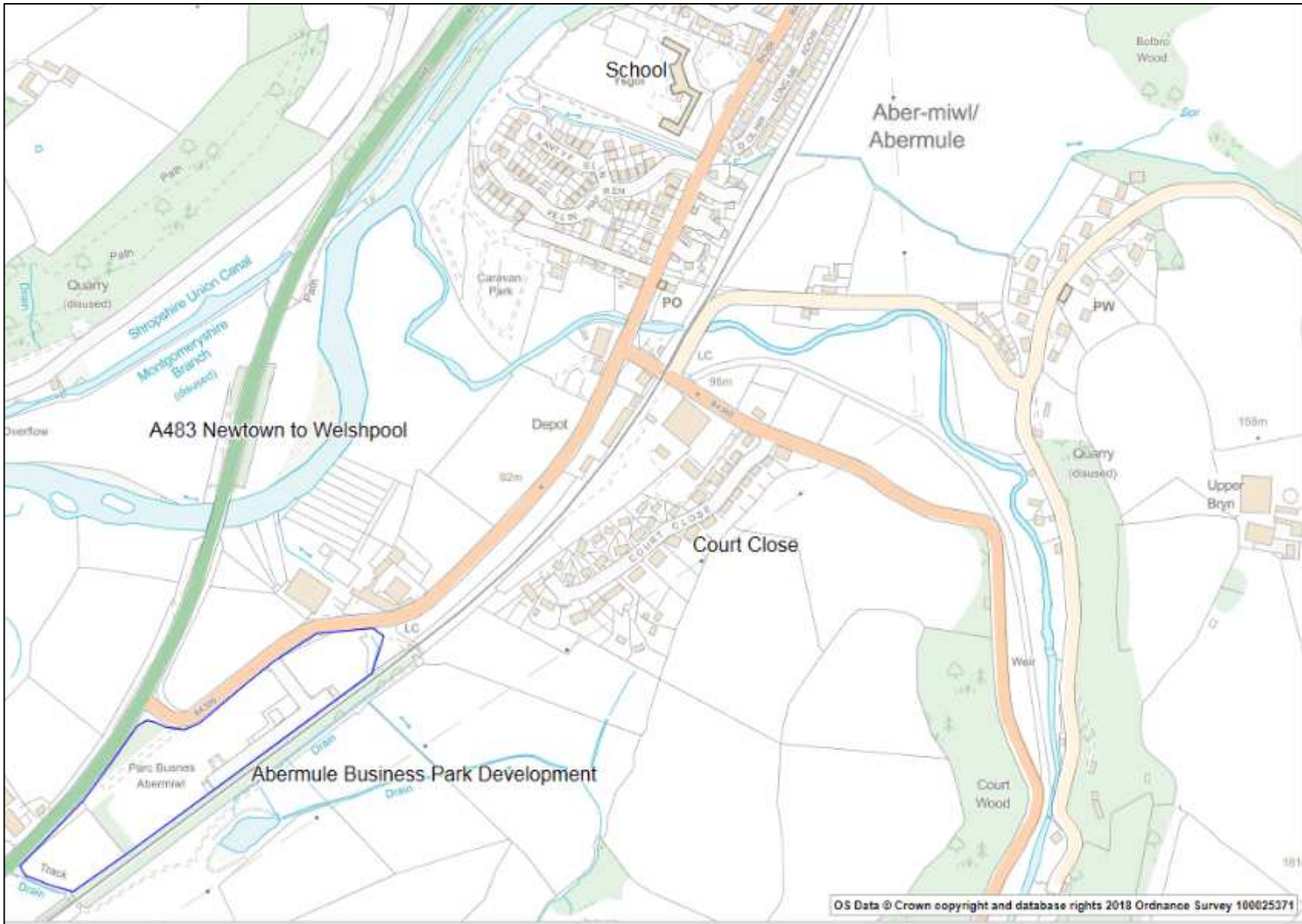
- Designated for B1, B2 and B8 industrial use and hence meets Local Development Plan requirements
- Located between the two main populations in the north of Powys.
- Suitable road network already in place through earlier Welsh Government development on site.
- Level site which reduces development costs.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



Suitability of Abermule for a Recycling Bulking Facility (continued)

- Development of the commercial property elements are supported through funding secured for bulking facility.
- Development designed to have recycling facility furthest from residential properties, with business units and the railway line in between with existing screening.
- The following plans and photos will give Members and indication of the site and the proposed development.





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 **Abermule Business Park Development Location Plan**
Indicative location plan. Prepared by Strategic Property 23rd April 2019

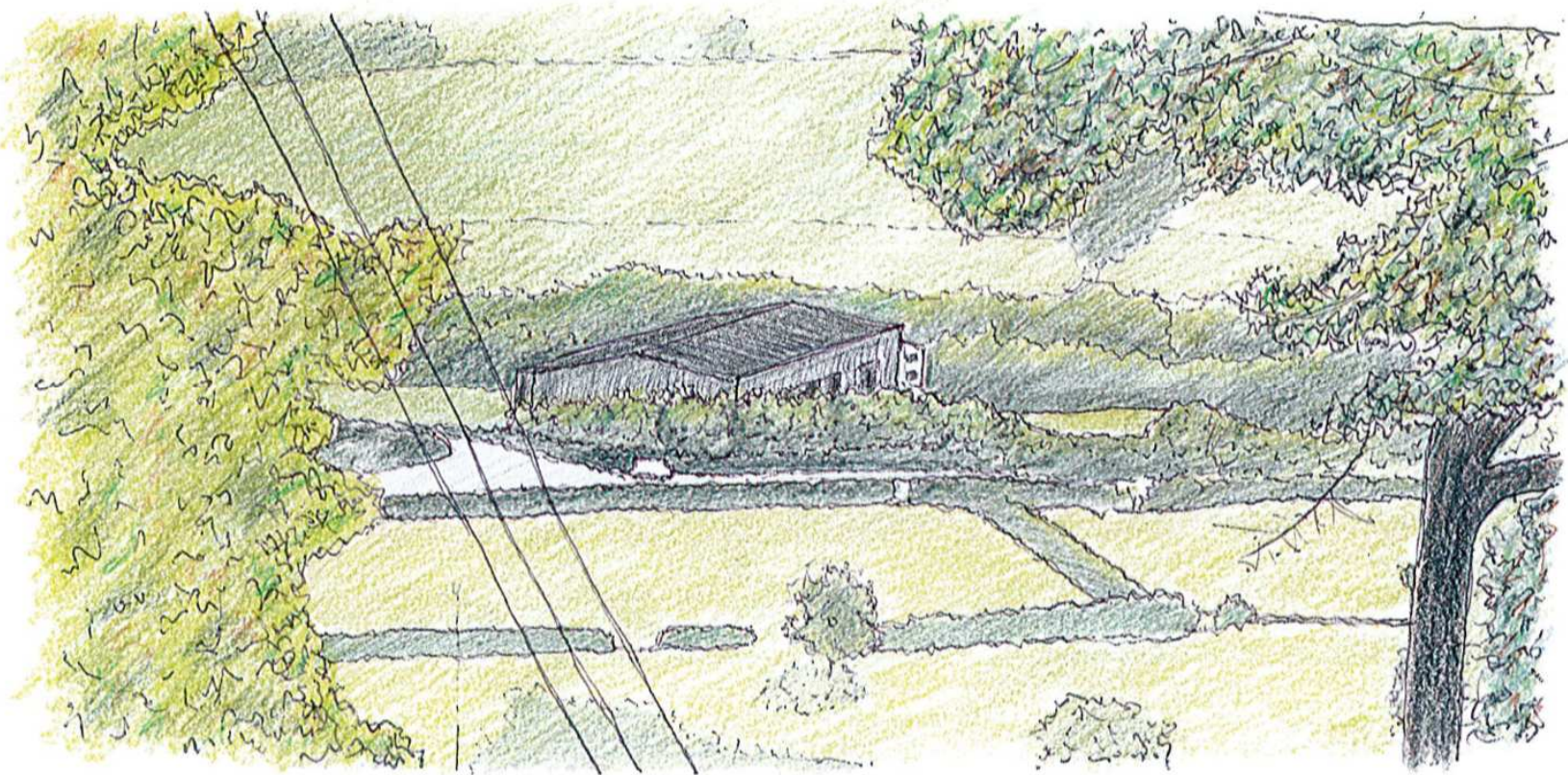
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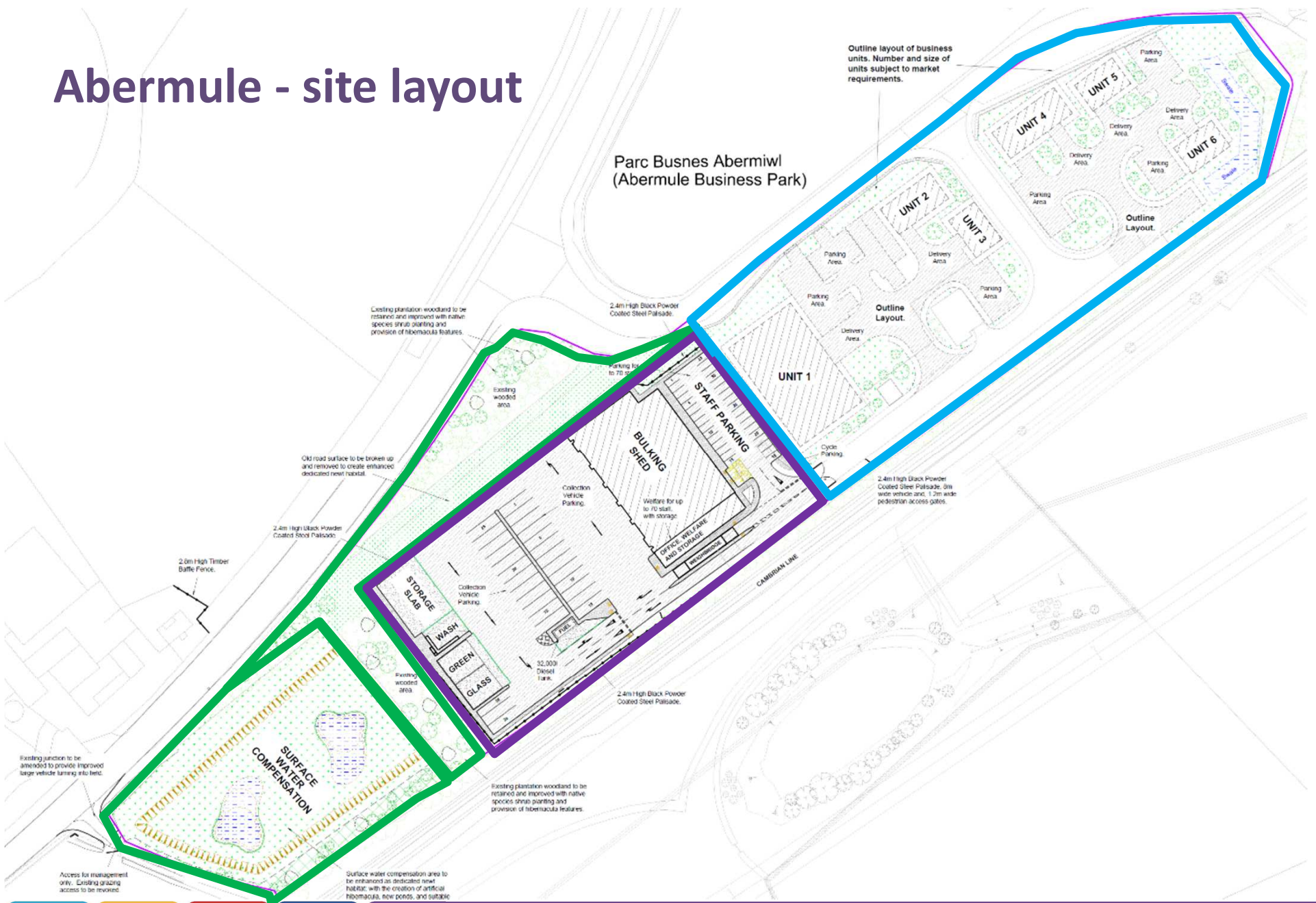
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Abermule - site layout

Tudalen 24



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Business Park

Parc Busnes Abermiwl (Abermule Business Park)

Outline layout of business units. Number and size of units subject to market requirements.

Outline Layout.

Outline Layout.

Outline Layout.

Existing plantation woodland to be retained and improved with native species shrub planting and provision of microclimate features.

2.4m High Black Powder Coated Steel Palisade.

Parking for up to 70 staff.

Old road surface to be broken up and removed to create enhanced dedicated new habitat.

2.4m High Black Powder Coated Steel Palisade.

2.8m High Timber Baffle Fence.

2.4m High Black Powder Coated Steel Palisade.

Existing junction to be amended to provide improved large vehicle turning into belt.

Existing plantation woodland to be retained and improved with native species shrub planting and provision of microclimate features.

Access for management only. Existing grazing access to be removed.

Surface water compensation area to be enhanced as dedicated new habitat, with the creation of artificial rhododendron, new ponds, and outside.

Tudalen 25



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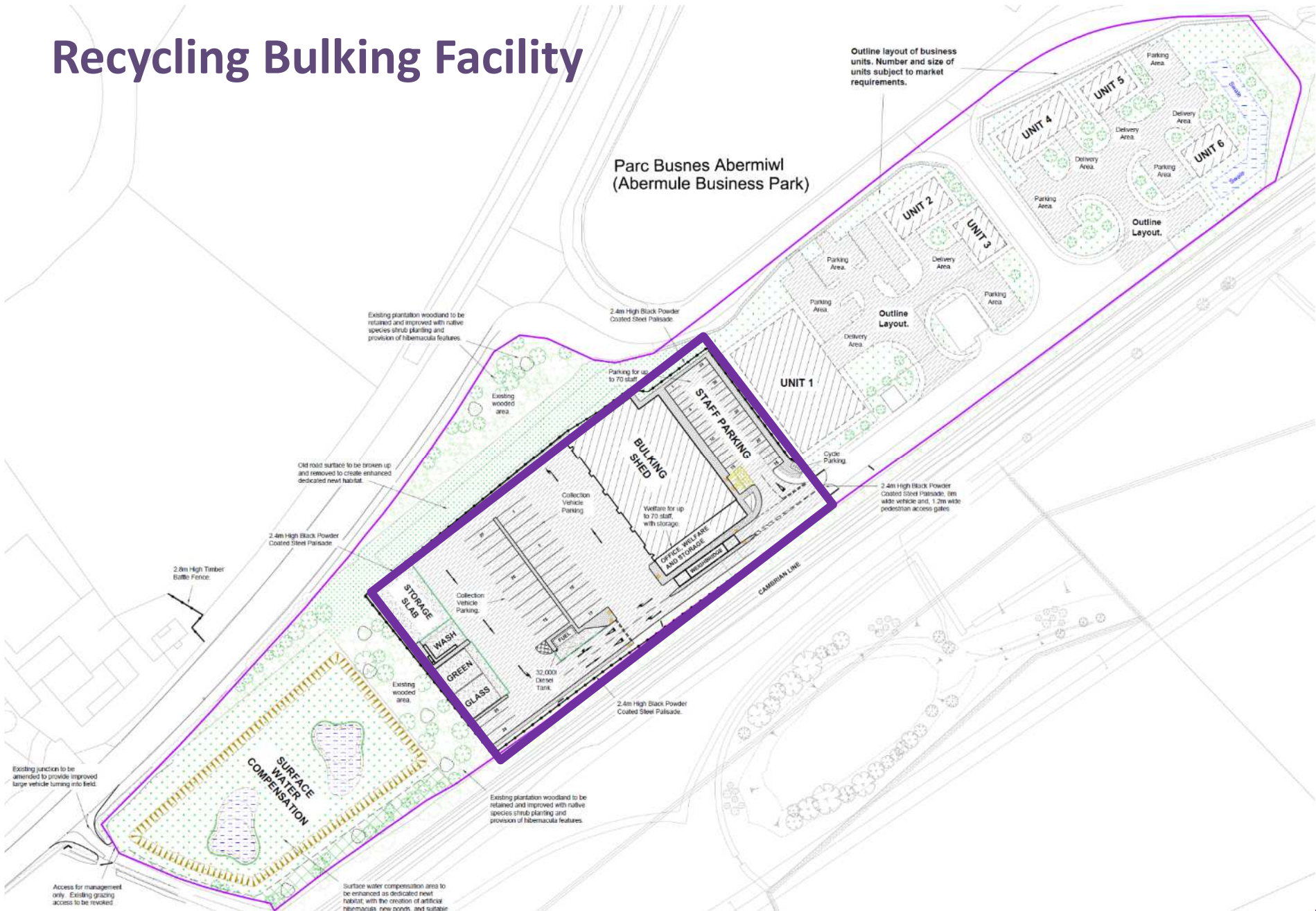


Recycling Bulking Facility

Parc Busnes Aberniwl
(Abermule Business Park)

Outline layout of business units. Number and size of units subject to market requirements.

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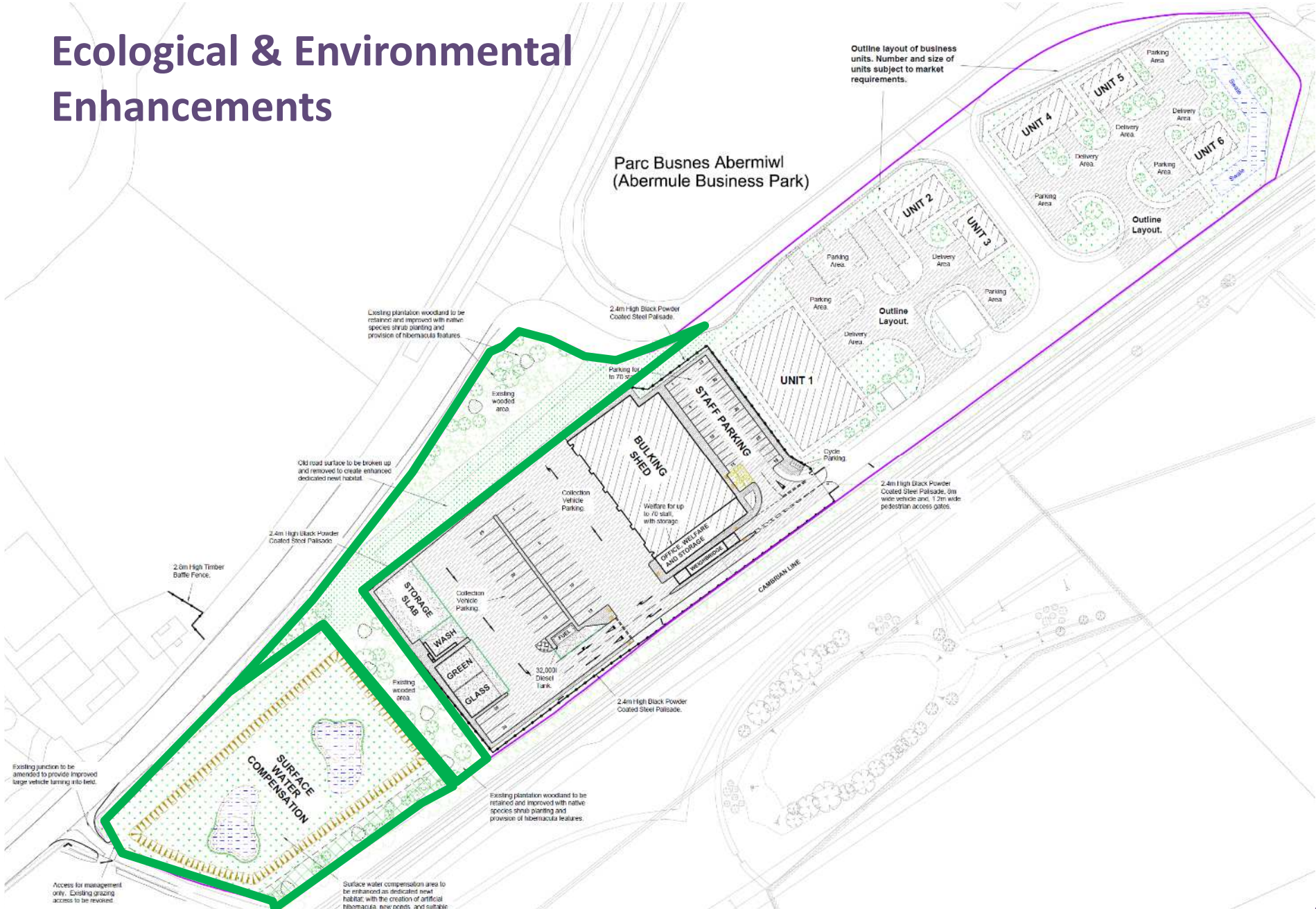
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Ecological & Environmental Enhancements

Parc Busnes Abermiwl
(Abermule Business Park)

Outline layout of business units. Number and size of units subject to market requirements.

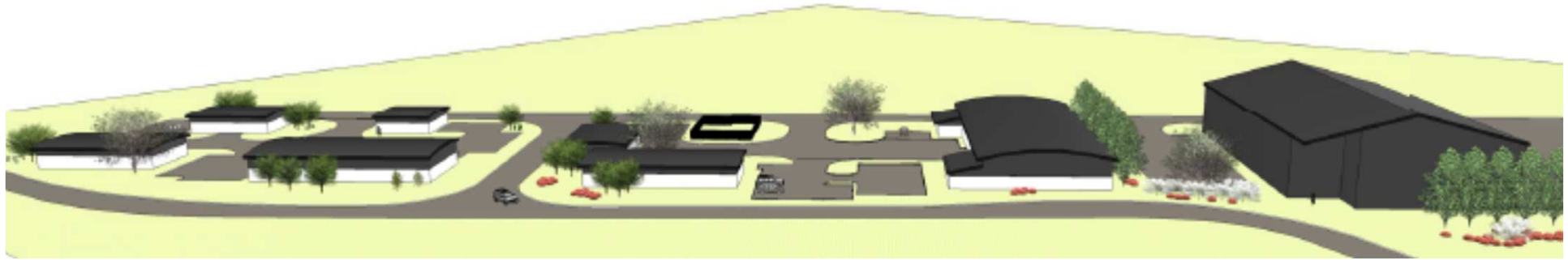


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Tudalen 28



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Brecon Recycling Bulking Facility



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Rhayader Recycling Bulking Facility



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Tudalen 40



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Vastre Recycling Bulking Facility



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Abermule Recycling Bulking Facility



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Operation of the site

- Controls in place.
 - Natural Resources Wales permit.
 - Council's own quality management system.
- Traffic flow to site managed.
- Similar sites operated in Brecon, Rhayader and the Vastre by the Council with no issues.



Next Steps

- To 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 and likely to also result in similar opposition from interested parties.
- 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.



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