

Land Adjacent to Heol-Y-Splot, South Cornelly, Bridgend, CF33 4RD

Change of Use to Aggregates Recycling Facility

Waste Planning Statement

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Wellshill Civils & Plant Limited
Village Farm Road
Village Farm Industrial Estate
Pyle
Bridgend
CF33 6BN

19th February 2021

Land Adjacent to Heol-Y-Splot, South Cornelly, Bridgend, CF33 4RD
Waste Planning Statement

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Cover Photograph: The site viewed from the south (see image below for location details). Date of photograph 20th September 2018.



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1 Introduction

1.1 Background and Context

101 This Waste Planning Statement (WPS) accompanies an application submitted by Technia Environment and Planning Ltd on behalf of Wellshill Civils & Plant Limited. It has been prepared in accordance with Technical Advice Note - TAN21: Waste (2014).

1.2 Proposed Development Site

102 The site is located at:

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103 For identification purposes the application site is approximately centred at Ordnance Survey grid reference SS 82246 80073. The location is shown on Drawings 11060-000-A and 11060-000-B.

104 The site is located to the east, and directly adjacent to South Cornelly Industrial Estate and is part of a larger brownfield site that has had a number of uses, ancillary to nearby quarrying activity, including as railway sidings and to accommodate conveyors and tanks. In the late 1990's the site received a temporary planning consent for use as a Recycling Centre for inert aggregates.

1.3 Existing Use

105 The site is currently vacant.

1.4 Proposed Development

106 The proposed development is for:

Change of Use to Aggregates Recycling Facility

107 The purpose of the development will be the recycling of inert aggregates from construction and demolition (C&D) waste.

108 The development will comprise:

- i) widening of the existing site access to the western part of the site and construction of surfaced access tracks and visibility splays;
- ii) construction of a new access to the eastern part of the site from Heol-Y-Splot, surfaced access tracks and visibility splays;
- iii) demolition of a derelict office building at the south of the site;
- iv) excavation of the eastern part of the site to enable the construction of an aggregates recycling plant;
- v) construction of screening bunds;
- vi) construction of an aggregate recycling plant;
- vii) regrading of the western part of the site to facilitate surface drainage;
- viii) construction of self-contained Site Office and Welfare Facilities;
- ix) construction of two weighbridges and a Weighbridge Office building; and
- x) ancillary works, including landscaping, and the construction of security fences, acoustic barriers and drainage infrastructure.

109 The proposed development will enable the Applicant to recover inert aggregate materials from construction and demolition waste, increasing recycling rates and reducing primary aggregate usage. The aggregates will be recycled, in accordance with the Aggregates Protocol, to produce products suitable for use in construction and highway works. Having passed through a recognised recovery process, these products will no longer be considered a waste and subject to waste regulatory controls.

1.5 Purpose of this Document

110 This document has been prepared in order to meet the requirements of TAN21: Waste (2014), whereby a Waste Planning Assessment should be submitted with all applications for a waste facility classified as a disposal, recovery or recycling development. The purpose of the Waste

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Planning Assessment is to ensure that sufficient information is provided by the Applicant in order for the Local planning Authority to determine the application within statutory periods.

efficient waste management facility that maximises recycling rates and contributes positively to Welsh Government and local waste policy, objectives and targets.

111 The Waste Planning Assessment should be appropriate and proportionate to the nature, size and scale of the development proposed and the contents of document have been prepared accordingly.

112 This document reports in accordance with Annex B of TAN21: Waste (2014) and is structured into the following sections:

- Section One (this section) provides the introduction and purpose of the assessment;
- Section Two provides a summary review of notable European and National Waste Legislation and Policy relevant to the proposal;
- Section Three assesses the proposal in the context of local planning policy;
- Section Four provides a Waste Policy Statement including details regarding compliance with Waste Policy and justification of the need for the facility;
- Section Five addresses the development, the site's context, the quantities and types of waste to be processed, the development design and layout, processes, equipment and environmental management measures; and
- Section Six provides a conclusion.

1.6 Planning Application Documentation

113 In addition to this document, the planning application is supported by a suite of documents which include:

- Planning application forms;
- Planning application drawings;
- Pre-Application Consultation Report;
- Preliminary Ecological Assessment;
- Transport Assessment;
- Air Quality Assessment; and
- Noise Assessment.

114 This document should be read in conjunction with the associated submitted material to gain a full understanding of the proposed development. Together these documents provide comprehensive details of the proposals and their potential impacts. They demonstrate the diligent approach taken by the Applicant in their approach to delivering a safe, sustainable,

2 Waste Legislation, Strategy and Policy

2.1 Introduction

201 This section considers the requirements of waste management policy and legislation, including those concerned with targets for waste recovery and diversion from landfill, and establishes the need for the proposed facility and its adherence with prevailing waste policy.

202 Prior to 31st December 2020 UK law on Waste was driven by European Union Directives. Sections 2 to 7 of the European Union (Withdrawal) Act 2018, as amended by the European Union (Withdrawal Agreement) Act 2020, make provision for the retention of existing EU law in domestic law after the end of the Brexit transition/implementation period. EU directives are not themselves retained, however UK domestic legislation that implements EU directives is within the scope of retained EU law.

2.2 National Waste Management Legislation

203 The Welsh Government has legislative competence in relation to environmental protection, including waste matters. This is subject to any reservations in Schedule 7A of the Government of Wales Act 2006.

2.2.1 Environmental Protection Act 1990

204 The regulation of waste is principally provided for by the Environmental Protection Act 1990 (EPA 1990). It deals with waste on land (Part II) and litter (Part IV) among other topics, and functions under these Parts are generally conferred on the Welsh Ministers. Part II sets out powers and duties of local authorities in respect of collecting and disposing of waste and also contains a prohibition on the unauthorised deposit of waste on land.

2.2.2 Pollution Prevention and Control Act 1999

205 The Pollution Prevention and Control Act 1999 is the main way by which European Union law on waste was implemented, including law on landfill and incineration of waste.

2.2.3 Waste (England and Wales) Regulations 2011

206 This legislation transposes the revised Waste Framework Directive into national law and was made by Parliament and the devolved administrations. The Waste (England and Wales) Regulations 2011 came into force from 29 March 2011 and was subject to two amendments:

- The Waste (England and Wales) (Amendment) Regulations 2012 which introduced a new definition for the requirement to collect separately (Reg. 13); and
- The Waste (England and Wales) (Amendment) Regulations 2014 that allowed the use of other documentation to be used to provide waste transfer information instead of having to use a waste transfer note.

207 These brought into effect the revised EU Waste Framework Directive requirements with specific amendments applied to Duty of Care and the Hazardous Waste Regulations.

2.2.4 Waste (Miscellaneous Provisions) (Wales) Regulations 2011 (as amended by Waste (England and Wales) (Amendment) Regulations 2012)

208 The Waste (Miscellaneous Provisions) (Wales) Regulations 2011 came into force on 29 March 2011. These regulations brought the EU Revised Framework Directive (rWFD) into law in Wales. They make changes to other Welsh regulations and revoked the Environmental Protection (Duty of Care) (Amendment) (Wales) Regulations 2003.

209 Judicial review proceedings were brought in relation to the way the 2011 Regulations transposed the requirements of the rWFD relating to the separate collection of waste (dealt with in Articles 10 and 11 of that Directive). Welsh Government jointly consulted with DEFRA on proposals to amend the 2011 Regulations and resulted in the Waste (England and Wales) (Amendment) Regulations 2012 being laid on 19th July 2012 and coming into force on 1st October 2012.

210 The 2012 amendment places a duty on organisations that collect waste paper, metal, plastic and glass such that from 1st January 2015 this should be undertaken by way of separate collections. Organisations for this purpose include companies, partnerships, authorities, societies, trusts, clubs, charities and other organisations, but not private individuals. It also places a duty on waste collection authorities from 1st January 2015 such, that when they arrange for waste to be collected, that it is collected separately. These duties apply where separate collection is needed for waste to be recovered in line with the revised Waste Framework Directive and where it is Technically, Environmentally and Economically Practicable (TEEP). These duties apply to waste from households and waste classified as commercial or industrial waste.

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2.2.5 Waste (Wales) Measure 2010

211 The Waste (Wales) Measure was passed by the National Assembly on 2nd November 2010 and received Royal Approval on 15th December 2010. The Measure gave the then National Assembly powers over four main areas:

- It allowed the introduction of a mandatory charge for carrier bags. If the voluntary agreement with retailers fails to deliver satisfactory outcomes, the Measure allows the Welsh Ministers to ensure that retailers pass the carrier bag charges on to specified environmental projects. The proposed carrier bag charge came into force in spring 2011.
- It sets targets for the percentage of waste that local authorities recycle or compost. The Measure allows Welsh Government to impose fines on local authorities failing to meet the targets.
- It enables Welsh Government to ban or restrict certain wastes from landfill in Wales.
- It allows Welsh Government to introduce fees and charging schemes for Site Waste Management Plans for the Construction and Demolition sector.

2.2.6 Environmental Permitting (England and Wales) Regulations 2016

212 The recovery and disposal of waste requires a permit with the principal objective of preventing harm to human health and the environment. This legislation also provides for exemptions from the need for a permit, providing general rules are laid down for each type of exempt activity, and the operation is registered with the relevant registration authority.

213 The Environmental Permitting Regulations 2016 revoked the Environmental Permitting (England and Wales) 2007 (and amendments) as well as the Environmental Permitting (England and Wales) Regulations 2010. They also amend a wide number of acts including the Control of Pollution Act 1974, Water Industry Act 1991, Clean Air Act 1993 and Goods Vehicles (Licensing of Operators) Act 1995.

2.2.7 Environment (Wales) Act 2016

214 The Environment (Wales) Act 2016 sets out the requirement for the “sustainable management of natural resources” together with new ways of working to achieve this.

215 Part 1 of the Environment Act sets out Wales' approach to planning and managing natural resources at a national and local level with a general purpose linked to statutory “principles of sustainable management of natural resources” defined within the Act. Part 2 deals with measures to reduce the impact of climate change, Part 3 with charges for carrier bags and Part 4 of the Act relates to the collection and disposal of waste. It introduces requirements for businesses to source segregate wastes, a ban on the disposal of food waste to sewer, to

regulate the disposal of waste by incineration and the power to bring in civil sanctions for enforcement. Other provisions, largely unrelated to waste, are covered in Parts 5 to 8.

2.3 National Waste Management Strategy

2.3.1 Towards Zero Waste, One Wales: One Planet (June 2010)

216 The Welsh Assembly Government’s objectives and policy for waste management are outlined in *Towards Zero Waste, One Wales: One Planet*, the overarching waste strategy for Wales.

217 The strategy proposes that by 2025 all sectors in Wales will recycle at least 70% of their waste – this includes businesses, households and the public sector.

218 Zero waste by 2050 is defined as “an aspirational end point where all waste that is produced is reused or recycled as a resource, without the need for any landfill or energy recovery.” It goes on to state that “we will as a minimum reduce the impact of waste in Wales to within our environmental limits (which we define as one Wales: one planet levels of waste, roughly 65% less waste than we produce now), aiming to phase out residual waste through enhanced actions on waste prevention and sustainable consumption and production and ensuring that all waste that is produced is reused or recycled.”

219 The targets will be achieved by:

- “Changing the way that products are designed by using eco-design
- Evaluating production processes to make them more resource efficient
- Green procurement and greening supply chains
- Changing lifestyles and behaviour
- Encouraging reuse”

220 In 2006/7 *Towards Zero Waste* indicates that in Wales around 1.57m Tonnes per annum of household waste, 5.41m Tonnes per annum of Construction and Demolition, and 3.92m Tonnes per annum of Commercial and Industrial waste was generated.

221 The strategy proposes that:

- Waste will be reduced significantly;
- There will be a strong economy in resource management such that recyclates will be collected and managed with supply to Welsh manufacturing in mind.
- Residual waste will be minimised;
- Landfill will be eliminated as far as possible; and

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- Legacy wastes will be tackled.

222 It indicated that *“To reduce Wales’ greenhouse gas emissions and make the most of our valuable resources we need to divert waste from landfill. The best way to treat most wastes diverted from landfill is for them to be recycled. In particular, diverting food waste to anaerobic digestion, and waste paper, card and metals from landfill sites to recycling will have the greatest benefits. Landfilling of all wastes will be phased out as far as possible in the period up to 2025....”*

223 Towards Zero Waste proposes targets and priorities for each sector, the delivery of which will be detailed in subsequent sector plans. The recycling target for non-hazardous C&D waste by 2020 is a minimum of 90% and for Commercial and Industrial waste 70% by 2025.

224 The strategy also addresses establishing and developing the required infrastructure and markets for recycle.

“The strategy will require large-scale changes to the infrastructure of waste management facilities in Wales.

We will need adequate markets for the recycle and to work closely with the reprocessors, the waste industry, local authorities, the community sector and others to develop the infrastructure and capacity needed in Wales as far as possible. We will ensure that steps are taken to link markets in Wales back to collection systems, ensuring that closed loop systems and quality are paramount.

Our sector plans will:

- *Identify and develop markets within Wales for the recycle and anaerobic digestion digestate.*
- *Identify the supply of high quality recycle feedstock in Wales and ensure that the reprocessing infrastructure and collection systems are designed to serve the requirements of the Welsh markets as far as is practicable.*
- *Assess the infrastructure requirements arising from the recycling and waste management targets across all sectors, and provide mechanisms for implementing them.*
- *Develop mechanisms for promoting closed loop recycling facilities in Wales.*
- *Develop mechanisms for promoting recycling facilities that accept recycles depending on the material they are rather than the sector they come from - to achieve economies of scale.*
- *Ensure capacity for residual waste treatment and the most sustainable type of residual waste treatment.*
- *Ensure that the waste infrastructure in Wales is as sustainable as possible, and that facilities are seen as valuable and desirable assets by the local communities that surround them.”*

225 In support of Towards Zero Waste the Welsh Government has published, or intends to publish the following sector plans:

- **Municipal Sector Plan** (March 2011) – which considers waste collected by local councils and includes household waste and recycling;
- **Collection, Infrastructure and Markets Sector Plan** (July 2012) - considers what happens to waste once it has been put out for collection and how Wales deals with its waste without sending it to landfill;
- **Food Manufacture, Service and Retail Sector Plan** (September 2014) - considers food waste and packaging in Wales and how to reduce it within the food and manufacturing industry;
- **Construction and Demolition Sector Plan** (March 2012) - considers waste produced in the building industry and how to manage this;
- **Industrial and Commercial Sector Plan** (December 2013) - considers waste in business, retail and manufacturing and how to reduce and manage this.
- **Public Sector Plan** (to be published) – will consider waste produced by the public sector and how to reduce and manage it.

2.3.2 Towards Zero Waste - Collections, Infrastructure and Markets Sector (CIMS) Plan (July 2012)

226 The CIMS Plan considers the management of all waste in Wales and suggests where improved recycling is needed. It seeks to create a sustainable approach to resource management by:

- Ensuring that a high volume of clean recycling is separated at source and is collected and delivered to reprocessors (based in Wales as far as possible); and
- That markets are developed for the recycled material (within Wales as far as possible).

227 This plan aims to ensure, as far as possible, that the economic value of the recycled material stays in the Welsh economy.

228 The plan includes detailed breakdowns regarding waste arisings and identifies where improvements in recycling collection are needed and where opportunities to develop infrastructure exist. It aims to facilitate infrastructure developments by demonstrating the need for such investments.

229 For C&D waste, the source of the waste for the proposed facility, the CIMS Plan indicates that in 2005-6 12.2 million tonnes of waste arose within the sector. Of this, aggregates and soils accounted for 10.8 million tonnes of waste (c.89% of arisings), wood for 406,000 tonnes, hazardous wastes for 200,000 tonnes, metals for 178,000 tonnes and insulation/gypsum for 168,000 tonnes. Around 1.27m tonnes of C&D waste was disposed of to landfill. 51% (6,181,038 tonnes) and 30% (3,656,090 tonnes) of C&D waste arises in S.E. and S.W. Wales

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respectively, with arisings influenced by the distribution of civil engineering projects year on year.

230 Construction waste is not covered in detail in the CIMS Plan; this is dealt with in the Construction and Demolition Sector Plan (2.3.3).

2.3.3 Towards Zero Waste – Construction and Demolition Sector Plan (November 2012)

231 The Construction and Demolition Sector Plan supports Towards Zero Waste, detailing outcomes, policies and delivery actions for organisations, companies and individuals involved with the construction and demolition sector in Wales. The sector plan does not extend to construction waste materials generated by householders arising from work carried out by traders, which is collected by Welsh Local Authorities – this is specifically dealt with under the Municipal Sector Plan.

232 66% of C&D waste arises in the Civil Engineering sub-sector, 18% in Construction, 12% in Demolition and 4% in General Building. The composition of the waste comprises 48% aggregate, 40% soils, 3% wood, 2% hazardous waste, 1% each for metals, insulation and gypsum, mixed waste, biodegradable waste, plastic, paper/cardboard and 0.1% each for glass and WEB (Waste Electrical and Electronic Equipment (WEEE), End-of-Life Vehicles (ELV), Batteries).

233 *“The C&D Sector Plan focuses on a number of priority materials – materials within the waste stream of the C&D sector specifically referred to by the Waste Framework Directive and/or which have the highest ecological footprint associated with them, and for which appropriate management is of paramount importance.*

234 *Over 75% of the ecological footprint of C&D waste is attributable to five material groups:*

- *Wood (26.6%)*
- *Plastic (17.5%)*
- *Insulation and gypsum products (12.5%)*
- *Hazardous waste (10%)*
- *Metals (9.5%)”*

235 The stated 90% overall recycling target requires 98% of aggregates to be recycled (282,000 – 750,000 tonnes of additional recycling).

2.3.4 Beyond Recycling (Welsh Government Consultation Document) (December 2019)

236 In December 2019, Welsh Government began a consultation process for its new waste strategy through which it intends to make the circular economy in Wales a reality. It seeks to build on

“the foundation of successful action over the last 20 years; taking the next steps towards a more circular economy, eliminating waste and addressing the climate emergency” by moving “from making and disposing of things to re-using and recovering products and materials wherever possible. This requires a fundamental shift in how everyone thinks of and acts with the products we make and use.”

237 In due course, a final version of this document will be published and will set the strategy for waste and resources management in Wales for many years to come.

3 Planning Policy

3.1 National Planning Policy

3.1.1 Planning Policy Wales (Version 10, December 2018)

301 Planning Policy Wales Edition 10 recognises that there is likely to be a significant change in the nature and type of infrastructure needed to support a transition in waste management towards the circularity of materials, where facilities will need to support high efficiency and high-quality reuse and recycling. It further states that:

"a circular economy is one which aims to keep materials, products and components in use for as long as possible. There are environmental, social and economic benefits of taking such an approach, most notably the increased value and productivity of materials, financial savings for the construction sector and the prevention of waste", and; "the principles of the circular economy represent a move away from the current linear model of make, use, dispose, towards the reuse, repair and recycle of wastes which arise during development."

302 Planning Policy Wales requires that for all wastes, suitable locations for sustainable waste management development should be identified in development plans as well as criteria by which applications for such developments will be determined, recognising that the most appropriate locations will be those with the least adverse impact on the local population and the environment and with the best potential to contribute to a broad infrastructure framework.

3.1.2 Technical Advice Notes

303 The following Technical Advice Notes (TANs) are also of relevance to this proposal:

- Technical Advice Note 11: Noise
- Technical Advice Note 12: Design
- Technical Advice Note 18: Transport
- Technical Advice Note 21: Waste

3.2 Local Planning Policy

3.2.1 Bridgend County Borough Council Local Development Plan

304 The current Local Development Plan (LDP) for the Bridgend CBC area was adopted on 18th September 2013.

305 The Vision of the LDP is *"By 2021, Bridgend County Borough will be transformed to become a sustainable, safe, healthy and inclusive network of communities comprising strong, interdependent and connected settlements that can offer opportunities, an improved quality of life and environment for all people living, working, visiting and relaxing in the area."*

306 The catalysts for this transformation will be:

- a successful regional employment, commercial and service centre in Bridgend;
- a vibrant waterfront and tourist destination in Porthcawl;
- a revitalised Maesteg;
- a realisation of the strategic potential of the Valleys Gateway; and
- thriving Valley communities."

307 The LDP Vision is delivered through four strategic objectives which seek to address the national, regional and local issues facing the County Borough. These four strategic objectives form the basis for its policy development and are:

1. To produce high quality sustainable Places.
2. To protect and enhance the Environment.
3. To spread prosperity and opportunity through Regeneration.
4. To create safe, healthy and inclusive Communities.

308 LDP policies relevant to the proposal are summarised in Table 1.

3.2.2 Supplementary Planning Guidance

309 The following Supplementary Planning Guidance (SPG) notes are also applicable to this proposal:

- SPG 07: - Trees and Development
- SPG17: - Parking Standards
- SPG19: - Biodiversity and Development

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Policy Reference	Summary of Policy Provisions
Policy PLA1	Development will be permitted within settlement boundaries at a scale commensurate with the role and function of settlements.
Policy SP1	Development in the County Borough will be permitted where it provides the maximum benefits to regeneration at a scale that reflects the role and function of settlements as set out in the settlement hierarchy.
Policy SP2	All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located whilst having full regard to the natural, historic and built environment. The Policy introduces 15 Sustainable Place Making criteria which will be applied to all development proposals across the County Borough. This Policy represents the starting point for the assessment of all Planning applications which are received by the Local Planning Authority.
Policy SP3	Strategic Transport Planning Principles – aims to promote safe, sustainable and healthy forms of transport through good design, enhanced walking and cycling provision, and improved public transport provision.
Policy SP7	Provision will be made for new waste treatment facilities to meet the regionally identified need to treat up to 228,000 tonnes of waste per annum.
Policy PLA11	All development will be required to provide appropriate levels of parking. This should be in accordance with adopted parking standards.
Policy PLA3	Permits the regeneration of brownfield and underutilised sites within defined settlements that provide an appropriate mix of land uses.
Policy ENV6	Proposals for development or redevelopment will need careful regard to nature conservation.
Policy ENV7	Development proposals will only be permitted where it can be demonstrated that they would not cause a new, or exacerbate an existing, unacceptable risk to harm to health, biodiversity and/or local amenity.

Policy ENV10	Proposed development within Mineral Buffer Zones will need to demonstrate that the mineral resource will not be sterilised, and the proposal will not be adversely affected to an unacceptable degree by mineral operations.
POLICY ENV16	Proposals for the treatment and processing of commercial and industrial Waste shall be directed to sites outlined in Policy SP7.

Table 1. Relevant Adopted LDP Policies

4 Waste Policy Statement

4.1 Introduction

401 This section provides a Waste Policy Statement in accordance with Annex B of TAN12: Waste (2014).

4.2 Contribution to Provisions in Towards Zero Waste and CIMS Plan¹

402 The proposed development will recover inert aggregate materials from construction and demolition waste, increasing recycling rates and reducing primary aggregate usage. Compared with traditional aggregate products that are simply crushed and screened, and may remain a waste, the aggregates produced will be high quality, clean products, manufactured in accordance with the Aggregate Quality Protocol. Having been manufactured in accordance with the Aggregate Quality Protocol and been tested for compliance with stringent specifications, they will cease to be classified as waste and will be suitable for use in the most demanding construction and highway works.

403 The development will facilitate the recovery of wastes that may otherwise be sent to landfill. The approach is in accord with the principles of pushing waste upwards in the waste hierarchy.

404 The development provides capacity for recycling waste in accordance with the requirements identified in Towards Zero Waste and related sector plans.

405 The facility will process waste generated largely within the Bridgend CBC and parts of the adjacent local authority areas. As such it is a sub-regional facility, rather than a regional facility receiving waste from across many local authority areas.

406 By treating waste from within a local catchment, the proposed development adheres to both the proximity and self-sufficiency principles.

407 The development wholly supports the recycling objectives and targets set by Welsh Government in the current waste strategy and policy, and also supports the emerging strategy presented in the Beyond Recycling consultation document.

¹ Construction and demolition waste is not covered in detail in the CIMS Plan, this is dealt with in the Construction and Demolition Sector Plan. This statement takes into account the requirements of both documents.

4.3 Compliance with Policy Related to Need and Location Requirements

408 The Construction and Demolition Sector Plan indicates that the achievement of a 90% overall recycling target requires 98% of aggregates to be recycled. This requires 282,000 – 750,000 tonnes of additional recycling. The proposed development contributes to the additional capacity required. Furthermore, rather than producing low quality aggregate with more limited application, through investment in new processing technology, the development will produce clean, sized aggregates, that have more widespread use within the local highways and construction sector.

409 Sustainable development is a key functioning principle of the Welsh Government and its policies. With specific reference to waste management land use, TAN21 indicates that planning should help to “*Minimise the impact of waste management on the environment (natural and man-made) and human health through the appropriate location and type of facilities.*” It continues by indicating the “*Local planning authorities should provide an enabling framework for the development of all types of waste infrastructure indicating, as far as possible, the locations to which waste management facilities should be directed.*” And later states that “*At the earliest subsequent opportunity a preferred area or site allocation should be identified in the appropriate development plan.*”

410 A summary of relevant Local Planning Policy was provided in Chapter 3 of this report. Within the Bridgend County Borough Council Local Development Plan, Strategic Policy SP7 relates to Waste Management and identifies sites that will be favoured for the provision of new waste management facilities. The proposed site lies wholly within the favoured site identified as SP7(1) Land at Heol-y-Splott, South Cornelly and indicates that “*Of the sites identified, land at Heol-y-Splott, South Cornelly is considered most suitable due to its proximity to the M4 corridor and the strategic road network.*”

4.4 Existing and Projected Future Demand

4.4.1 Existing

411 The primary objective of Towards Zero Waste is for Wales to achieve one planet living by using its fair share of global resources. It identifies the need for increased recycling rates (in addition to other measures such as waste reduction) and establishes recycling targets of 70% for all waste streams by 2025. As indicated previously, achieving a 90% overall recycling target for Construction and Demolition waste requires 98% of aggregates to be recycled.

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412 Increasing awareness of the environmental impact of waste is increasing demand by consumers, businesses and other organisations to recycle their wastes and for products to be wholly, or at least in part, produced from recycled materials.

4.4.2 Future

413 Whilst it is impossible to predict absolutely the future direction of waste policy and strategy, it is likely that this will continue to act to limit the effects of climate change, to safeguard valuable natural resources and deliver a more circular economy in Wales. This will continue to necessitate actions to drive waste upwards in the Waste Hierarchy.

414 Within Wales, Welsh Government's future strategy for waste has been outlined in the Beyond Recycling consultation draft. Based on the draft strategy, Welsh Government intends to continue to pursue policies to ensure the separate collection of waste to facilitate the production of high quality recyclates.

415 Legislative and cultural drivers for recycling mean that it is unlikely that the situation will arise where insufficient waste is available to sustain the development.

4.5 Markets Served by the Development

416 The proposed development will facilitate the recovery and recycling of waste predominantly sourced from the Construction and Demolition sector.

417 Aggregate wastes will be processed on site in accordance with the Aggregates Quality Protocol to produce high quality products for use in construction and highway works.

4.6 Shortfall in Treatment Capacity

418 The Bridgend CBC LDP, based on the Regional Waste Plan (RWP) 1st Review, identifies a need for 185,000 – 228,000 tonnes of additional in-building waste capacity. The proposed open-air facility is a separate category of facilities within the RWP and therefore not covered by in-building capacity figures.

419 The South West Wales Regional Waste Plan (SWWRWP) 1st Review identified existing sites and undertook areas of search for new 'open-air' waste facilities with capacity for greater than one local authority area. Section 9.5 of the SWWRWP 1st Review identified a need for 768,755 tonnes per annum of C&D Recycling capacity required (22 new facilities). It is highlighted in 9.5.2 that *"this figure must be treated as indicative for planning purposes. In practice, the capacity of the new facilities developed and the number required will depend on many interrelated factors including economics, site sizes and availability, permitted capacity and shift patterns at individual facilities etc..."*. Within Bridgend CBC and for each of the eight preferred options there was an identified need for 213,620 tonnes of capacity at C&D Transfer Stations

and 230,930 tonnes of C&D processing capacity (Tables E1-E8).; requiring 115,465 tonnes of additional C&D recycling capacity and 115,465 tonnes of C&D Exemption capacity.

420 The waste exemptions framework in place at the time of the preparation of the RWP 1st Review has subsequently changed and facilities previously regulated by the Environment Agency Wales (now Natural Resources Wales) under a paragraph 24 exemption for the processing of construction wastes such as bricks and tiles were required to transition to a T7 exemption under the new EPR regulation framework by the October 2013. The T7 exemption is now regulated by the local authority and treatment limits are such that no more than 20 Tonnes of waste can be treated over any period of one hour and no more than 200 Tonnes of waste can be stored at any one time. Treatment can only be carried out at the place where the waste was produced, or at the location where the processed material is to be used and, as a consequence, reprocessing facilities operating under the previous exemptions system will have largely been required to transition to an environmental permit. For the purposes of this assessment, it has been assumed that the C&D exemption capacity is now required to be permitted and aggregating this with the C&D Recycling capacity, it is estimated that 230,930 tonnes of additional C&D recycling capacity is required.

421 The proposal is to develop infrastructure to recover aggregates from waste that would otherwise be sent to landfill and, as a consequence, it will contribute towards the delivery of this capacity.

4.7 Stakeholder Consultation

422 As a Major development, a formal Pre-Application Consultation has been undertaken in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended). Details are provided in the accompanying Pre-Application Consultation Report.

4.8 Declaration

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

Signed:



Brian Powell
Director
Wellshill Civils & Plant Limited
Date: 19th February 2021

5 Development

5.1 Site Context

501 For identification purposes the application site is approximately centred at Ordnance Survey grid reference SS 82246 80073. The location is shown on Drawings 11060-000-A and 11060-000-B.

502 The application site is located at an elevation of 35.4m – 43.2m AOD and occupies an area of 35,210.05m².

503 The site is located to the east, and directly adjacent to South Cornelly Industrial Estate, and is part of a larger brownfield site that has had a number of uses ancillary to nearby quarrying activity including as railway sidings and to accommodate conveyors and tanks. In the late 1990's the site received a temporary planning consent for use as a Recycling Centre for inert aggregates.

504 The site is bounded by South Cornelly Industrial Estate and Braceys Building Merchants to the west, and to the north by a storage yard. Heol-y-Splot demarcates the site's southern boundary. Grove Quarry is located directly to the south of Heol-y-Splot, and Cornelly Quarry further along Heol-y-Splot to the east. The wider area comprises farmland, residential and amenity usage. Extensive quarrying activity has and continues to take place to the east of the site.

505 The closest residential properties are located approximately 150m to the north and 200m to the south west of the site boundary, separated from the site by land in existing commercial and light industrial use. Topography, mature trees and the adjacent industrial estate are effective in screening views of the site from these properties.

5.1.1 Residential Properties/Areas and Other Sensitive Human Receptors

506 The closest residential properties have been identified as:

- 5 Railway Terrace, located 120m to the north;
- Meadow Rise, located 133m north west; and
- Dan-y-Graig, located 164m to the south west of the site boundary.

507 Dan-y-Graig Holiday Park lies to the south west of the site. The closest static caravan lies around 218m from the site boundary and the field used by touring caravans, around 385m from the site boundary.

508 Southmead Nursing Home, a 67 bed facility offering dementia and nursing care, lies 165m to the north west of the site boundary.

509 The adjacent land to the west is occupied by South Cornelly Industrial Estate, with directly adjacent properties comprising a builder's merchant and electricity generating station.

510 The remaining businesses within South Cornelly Industrial Estate are located 16m or more to the west of the site boundary.

511 The nearest significant settlement is South Cornelly located approximately 0.35km to the north west.

512 There are no schools, hospitals, or other particularly sensitive human receptors within 1km of the site.

5.1.2 Ecological Designations

513 The following national or internationally designated nature conservation sites are located within 2km of the boundary of the site:

- Kenfig Pool and Dunes NNR lies 1,854m to the north west of the site at its closest point.

514 The following locally designated SINC sites have been identified within 1km of the site:

- Cornelly Quarry SINC abuts the eastern boundary of the site;
- Ty Tanglwst Wood lies 338m to the north east;
- Grove Common SINC lies 523m to the south east; and
- Old Ballas Wood SINC lies 730m to the north east of the site.

515 A Preliminary Ecological Assessment accompanies this application and provides further detail regarding the features of ecological interest present on the site. Designated sites for nature conservation in the vicinity of the site are sufficiently well separated so that no impacts on their designated features are anticipated as a result of the proposed development.

5.1.3 Historical/Archaeological Designations

516 There are no Scheduled Ancient Monuments within 2km of the site.

517 There are no Registered Parks and Gardens, or Registered Battlefields within 1 km of the site.

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518 There are two Listed Buildings within 1km of the site:

- Garden gateway at Ty-maen, 190m to the north east; and
- Tegfan and adjoining cottage to right, 213m to the north east of the site.

5.1.4 Landscape Designations

519 The site is not located within close proximity to any Area of Outstanding Natural Beauty (AONB).

520 The site is located 1,784m to the east of Merthyr Mawr, Kenfig and Margam Burrows Registered Landscape of Historic Interest in Wales (RLHIW).

521 The site is located in National Landscape Character Area 36 Swansea Bay.

5.1.4.1 LANDMAP

522 LANDMAP is an all-Wales GIS (Geographical Information System) based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set.

523 Within the Visual and Sensory data, the site lies within Character Area CYNONVS825 Newton Down described as a relatively large Aspect Area *“This area is largely comprised of a raised plateau at approximately 100m AOD, the area also includes the slope that runs downwards to the level lowlands of the Porthcawl hinterland to the south. The area is predominantly farmland with both arable and pastoral elements being present within field enclosures bordered by hedgerows. On top of the plateau there is an open exposed feel. There are views out to Porthcawl and the coast from the southern slopes. Within the landscape there are a number of incongruous elements such as a stone quarry, civic amenity site and old airfield/semi-derelict industrial site, these are quite well screened from the surrounding landscape however. The M4 and A48 both pass through the Aspect Area and have both a visual and noise influence.”* The Overall Evaluation was Moderate.

524 The physical form and elements of the boundary types are “Managed Hedge”, with long-term recommendations to “Ensure that the screening to areas such as the stone quarry is maintained and continues to be adequate” and “Manage field boundaries so that they are well maintained but not overly cut back”. This has been considered when developing proposals for landscaping and boundary finishes for the proposed development.

5.1.5 Air Quality Management Areas

525 The site is not located within or in close proximity to an Air Quality Management Area.

5.1.6 Public Rights of Way

526 There are no public rights of way passing through the site.

527 A public footpath is located approximately 5m to the east of the application site.

5.1.7 Flood Risk

528 The TAN 15 Development Advice Map indicates that the proposed development is not located within an area at risk of flooding.

5.1.8 Groundwater

529 The site does not lie within a Groundwater Source Protection Zone.

530 The underlying bedrock designation is Principal Aquifer. These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifers.

531 The superficial layer designation is Unproductive Strata. These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

532 Appropriate surfacing, drainage and site management approaches will be used to ensure there are no impacts on the underlying aquifer. These measures are detailed in Section 5.4.

5.2 Timescale

5.2.1 Lifespan

533 In light of current and anticipated waste policy, changes in waste composition and the likely market for outputs, the lifespan of the operation is anticipated to be greater than 20 years.

5.2.2 Hours of Operation

534 The proposed hours of operation for the development will be:

Monday - Friday	Saturday	Sunday	Bank Holidays
07:00 – 19:00hrs	08:00 – 13:00hrs	Closed	Closed

Table 1: Hours of Operation

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535 From time to time, access to the site will be required outside of the hours detailed above in response to emergency highway repair work, or to carry out maintenance on plant and equipment. No tipping or processing of aggregates will be undertaken outside of the hours shown above.

5.3 Types and Quantities of Wastes to be Managed

5.3.1 Estimated Annual Quantities of Waste

536 The development and equipment have been designed to receive and process up to 200,000 tonnes per annum of inert construction and demolition waste.

537 No hazardous waste, sludges or fine wastes including dusts, powders or fibrous materials will be accepted by the facility.

5.3.2 Destination of End Products

538 Once processed and tested in accordance with the Aggregates Quality Protocol, inert aggregates will be considered products and no longer subject to waste controls. Secondary aggregate products will be supplied for local construction and highway works to replace quarried aggregates.

5.3.3 Operational Viability

539 The facility would remain operationally viable at 100,000 tonnes per annum.

5.4 Design, Layout, Buildings and Plant

5.4.1 Site and Facility Layout

540 The site layout has been developed considering the following:

- Vehicular access and manoeuvrability;
- Achieving a safe and efficient operational layout;
- To provide a development that minimises impact on the surrounding area and natural environment; and
- To minimise impacts on adjacent land uses in terms of visual appearance, noise, dust, lighting, etc.

541 Drawing 11060-000-C presents the proposed layout of the development. In general terms the site comprises:

- To the south west an access from Heol-y-Splot for staff and visitors, leading to two existing raised plateaus; one accommodating the Site Office and Welfare Building and staff parking, and the other to be used for storage of equipment;
- To the north west a product storage area containing stockpiles of processed aggregate. A planted screening bund will be constructed along the boundary with South Cornelly Industrial Estate;
- To the south east a second access from Heol-y-Splot for use by HGVs. Two weighbridges and a Weighbridge Office will be located in a set back position within the site.
- To the east of the second access, a waste tipping and processing area;
- In the east of the site, the Aggregates Recycling Plant; and
- In the north east, a planted screening bund.

5.4.2 Scale

542 The scale of the development follows the principles set out below:

- It should provide sufficient capacity to address local need; and
- It should reflect the operational and process requirements of the facility.

5.4.3 Topography and Earthworks Design

543 Drawings 11060-000-D and 11060-000-E show sections through the development and the proposed changes to site levels.

544 Earthworks will commence with the construction of the second access through the bund running parallel with Heol-y-Splot.

545 The central area within the eastern part of the site will be excavated to a level of 37.25m AOD to accommodate the concrete pad for the Aggregates Recycling Plant. An area to the south will be filled to a level of 39.4m-39.8m AOD. This area will be used for tipping, crushing and loading of inert aggregate waste into the Aggregates Recycling Plant. A storage area will also be created to the north of the Aggregates Recycling Plant.

546 An existing bund, located in the north east of the site will be raised in height by up to 4m to as part of a series of measures to be adopted for acoustic attenuation.

547 The large open area to the north west of the site will be regraded to provide a flat surface for the storage of aggregate products. A 2m high bund, running along the western boundary, will be constructed to provide screening of the site from the adjacent industrial estate.

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548 The site has been designed to achieve as close to a cut/fill balance as possible. A net import of approximately 375m³ (~700 tonnes) has resulted.

5.4.4 Access

549 The site is easily accessed from Heol-y-Splot which meets the A4229 around 150m to the south west of the site and subsequently connects with the M4 at junction 37, approximately 1.25km to the north east.

550 The development is to be accessed via two priority T-junctions with Heol-y-Splot along the southern boundary of the site. The eastern access will be for use by HGVs and the western access will be for use by staff. Heol-y-Splot is an industrial access road which provides access to a recycling facility to the south of the carriageway, and further east to a concrete plant and to Cornelly Quarry.

551 The proposed HGV access into the site is designed to provide sufficient width for two HGVs to enter and leave the site simultaneously. Palisade security gates will be provided into the site. These will be set back from the edge of the carriageway to enable HGVs to pull off and clear of the highway if the security gates are closed. The largest vehicles expecting to need access to the site is a 10m rigid tipper and therefore the gates will be set back to accommodate this type of vehicle pulling off the carriageway. Adequate turning areas are available to ensure the efficient and safe movement of vehicles within the site.

5.4.5 Aggregates Recycling Plant Form and Design

552 Drawing 11060 - 001 - A provides an indicative layout and elevations for the aggregates recycling plant. A description of the operation of the plant is provided in 5.4.13.2.

553 The form and design are largely governed by the nature of the process undertaken, the processing capacity and the Health and Safety of operational staff.

554 The plant components are predominantly constructed from powder coated steel (painted blue and light grey) or galvanised steel. The control room and filter press will be constructed from trapezoidal profiled powder coated steel in light grey with blue edging trim. A photograph of similar plant is shown in Figure 1



Figure 1. Typical Design and Form of an Aggregates Recycling Plant (Courtesy of CDE Global Ltd).

5.4.6 Building Form and Design

555 Both the Site Office and Welfare Building and the Weighbridge Office will be of a factory assembled modular construction.

556 The Weighbridge Office will be constructed to the north of the eastern access to the site between the inbound and outbound weighbridges. The weighbridge building (Drawing 11060 - 001 - B) will comprise a single room housing a desk and chair, file storage and weighbridge equipment

557 A Site Office and Welfare Building will be constructed on a plateau area to the south of the site. The Site Office and Welfare Building will be subdivided internally to provide an office, a meeting room and a mess room. W.C. facilities would be provided for male, female and disabled staff and visitors (Drawing 11060 - 001 - C). A drying room, locker and changing room would also be provided for staff.

558 Access to the Site Office and Welfare Building will be from the parking area which comprises 14 car parking spaces, including one disabled space. Access steps and a ramp with handrail will be provided at the entrance to the office building.

559 External walls will be timber frame clad in flat sheet steel with a plastic-coated finish in Merlin Grey (RAL180 40 05/BS18B25) or Goosewing Grey (RAL080 70 05/BS10A05). The roof fascias

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will be profiled plastic coated steel finished in a slate blue (18B29) or Merlin Grey (RAL180 40 05/BS18B25) and the finish for the flat roof will be Albatross Grey (18B17) or Goosewing Grey (RAL080 70 05/BS10A05). Square section black or grey PVC gutters and down pipes are proposed.

560 Windows will be aluminium or white uPVC. External doors will be finished in Merlin Grey (BS18B25), Pure Grey (RAL000 55 00) or cornflower blue (18E53) with contrasting coloured handles.

561 To close the space between the office and weighbridge building perimeter and the ground, an exterior skirting panel will be fixed beneath the external wall. The skirting panels will be coarse faced GRP sheeting, incorporating air vents.

5.4.7 Landscaping

562 A low-key approach has been taken to landscaping to avoid an ornamental appearance to the site, which would not be in keeping with the surrounding landscape.

563 Planting is proposed to complement the landform, to further screen the facility from the adjacent industrial estate and Heol-y-Splot, and to create a more attractive setting around the site. It also aims to improve the quality of the immediate environment, to offer amenity benefits for staff and visitors to the site. The landscape scheme also aims to increase habitat diversity which will result in benefits to the biodiversity value of the site.

564 To this end, the bunds constructed to the north of the Aggregates Recycling Plant and along the western boundary will be planted with native hedgerow species. A screening bund approximately 2.5m high runs along the southern boundary adjacent to the highway. This bund will be reprofiled and planted with native hedgerow species.

565 Grass areas would be seeded with a low maintenance, shade tolerant amenity grassland mix. Consideration would be given to the establishment of species rich grassland in selected locations, consisting of a mix of native grasses and wild flowers. This would provide visual interest and increase the biodiversity.

566 Regular maintenance of all landscape areas would continue for five years after planting. Maintenance operations would include the removal of invasive weeds via appropriate treatment, including noxious or notifiable weeds such as thistles (*Cirsium* spp) and Japanese Knotweed (*Fallopia japonica*).

567 Aftercare would be reviewed annually to monitor progress and changes made to the maintenance undertaken as necessary.

5.4.8 Boundary Finishes

568 A 2.4m high palisade fence will be constructed along the southern and eastern boundaries of the site. A 2.4m high strained wire mesh fence will be constructed along the northern boundary.

569 These fences will connect with the existing 2.4m high palisade fence running along the western boundary of the site.

5.4.9 Acoustic Barriers

570 Acoustic barriers 3m and 4.5m height above ground level will be constructed in the locations modelled in the accompanying Noise Assessment and shown on Drawing 11060-000-C. The design of the proposed barriers is presented in Drawing 11060-001-D.

5.4.10 Lighting

571 Lighting will be selected to minimise light pollution. Security and utility lighting will comprise building or pole mounted lights downward orientated and inward facing around the buildings and internal access roads.

572 There will be no feature lighting of the buildings or Aggregate Recycling Plant, or lighting of linear landscape features such as the bunds, which may inhibit the movement of some species of bats.

573 With the exception of safety lighting, (wherever possible) lighting will be operated by movement sensors.

574 The external lighting scheme will be designed in accordance with GN01:2011 - Guidance Notes for the Reduction of Obtrusive Light published by the Institute of Lighting Professionals.

5.4.11 CCTV

575 A Closed Circuit Television system for process monitoring and security will be installed on site to monitor the buildings, storage area and processing areas for security and Health and Safety purposes. The CCTV system will have the functionality to record, view and store images from different locations around the site.

576 The camera locations will be determined at the detailed design stage.

5.4.12 Signage

577 No additional signage is proposed.

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5.4.13 Operation of the Recycling Facility

5.4.13.1 Receipt of Wastes

- 578 All waste movements to and from site will conform with the requirements of the Environmental Permitting Regulations and the site's Environmental Permit.
- 579 Waste will be predominantly delivered to site by the Applicant's 32T GVW rigid tipper vehicles carrying a payload of 24.7 Tonnes. The site will not be accessed by the general public, solely by the company's own vehicles and a small number of similar sized Heavy Goods Vehicles operated by Civil Engineering contractors.
- 580 All waste carrying vehicles entering the facility will be required to attend the site office where waste transfer notes are inspected and the information recorded. Waste arriving on site will be weighed and suitable records of its source, carrier, type and nature will be kept (in line with statutory and permit requirements).
- 581 Each load will be inspected by a trained member of staff to ensure that it complies with waste acceptance criteria within the environmental permit. A schedule of permitted wastes will be clearly displayed in the site office for ease of reference. The acceptance criteria for incoming waste will be that it must be within the list of permitted materials and be free of contamination.
- 582 All responsible staff will undertake waste awareness training to ensure they are proficient in identifying waste types and in recording the necessary information under the duty of care provisions and other requirements as described in the Environmental Permit.
- 583 The driver will be directed to the tipping area where they will discharge the load. A further inspection will be made for contamination and compliance with the acceptance criteria. Materials not meeting inspection criteria will be moved to quarantine, pending a determination on their treatment, or reloaded onto the delivery vehicle and rejected.
- 584 Once accepted, waste will be moved to a designated storage area. Waste handling and loading vehicles (wheeled loading shovels, excavators, etc.) will move waste to and from processing and storage areas within the site. Processed aggregate products will be moved around site and loaded into waiting vehicles for dispatch using a wheeled loading shovel.

5.4.13.2 Processing of C&D Waste

- 585 Drawing 11060 - 001 - A provides an indicative layout and elevations for the aggregates recycling plant. In terms of the process, inert aggregate waste will be loaded into the input hopper of the primary screen (1) by wheeled loading shovel. A ramped access will be constructed to enable the wheeled loader to drop waste into the input hopper (Figure 2). The primary screen removes oversize materials which will drop into an adjacent storage bay. Screened waste will be transferred by conveyor (2), passing under an overband magnet to

remove ferrous metals before entering a wet screener (3). Sized aggregates and non-aggregate contamination (plastic, wood, etc) are separated and exit the wet screener from where they are transferred by conveyor (5) to storage bays. The process water, containing aggregates <4mm in size, will be pumped to a dewatering screen (4) to further separate the finer grit and sand fractions which will be transferred by conveyor (5) to adjacent storage bays. The remaining process water will be pumped to a recycling system comprising of a settlement tank (6) and thickener unit (6A). Clean water exits the settlement tank and passes to a storage tank for recirculation (7). Sludge settles at the bottom of the tank from where it is pumped to a buffer tank (8) before being transferred to a filter press (9) where any residual water is removed (and returned to the storage tank (7)) and a loamy filter cake consisting of fine silt, sand and clay is produced. The filter cake is transferred from the filter press into a storage bay below. A subsurface sump (10) collects rainfall dependent run-off which is used to replenish process water lost through evaporation.



Figure 2. Input hopper being loaded by a wheeled loading shovel (Courtesy of CDE Global Ltd).

- 586 Some inert construction and demolition waste materials such as road planings, demolition rubble and bulk fill will need to be crushed before being introduced into the Aggregate Recycling Plant. Crushing operations will be located in the south eastern part of the site to maximise the separation between the crusher and sensitive receptors.
- 587 Inert C&D waste will be processed in accordance with the Aggregates Quality Protocol and following processing, will be tested to comply with appropriate standards. A series of products will be produced that comply with the high requirements set by the Specification for the

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Highways Works (SHW), for example, GSB Type 1, series 500 Pipe Bedding, Series 600 Earthworks Materials, Single Sized Aggregates, Drainage Media and General Fills.

5.4.13.3 *Storage of Waste*

588 Once processed, material will be transported by loading shovel from storage bays surrounding the Aggregates Recycling Plant and deposited into various stockpiles in the west of the site to await dispatch. Product stockpiles will be a maximum of 5m in height,

589 in height and suitably profiled to ensure stability is maintained.

590 Waste will be stored in concrete bays and free-standing, profiled stockpiles. It will also be stored in concrete bays or in bale stacks in identified storage areas.

591 Combustible wastes will be stored in accordance with Natural Resources Wales' prevailing fire prevention guidance.

592 Waste stockpiles will be a maximum of 5m in height (4m for combustible wastes).

5.4.13.4 *Dispatch*

593 The majority of inert aggregates leaving site will have been processed in accordance with the Aggregates Quality Protocol and will no longer be subject to waste controls.

594 Small quantities of wastes leaving the site for use, further treatment, recovery or disposal, will be described, quantified and appropriately packed or containerised in accordance with Duty of Care requirements. Such materials will be transported by authorised waste carriers only and dispatched only to suitably licenced outlets.

595 No hazardous waste will be accepted or processed on site.

596 All records of delivery and dispatch, including copies of the Duty of Care Transfer Notes will be maintained in the site office. These will be available for inspection by authorised officers of the Local Authority and Natural Resources Wales at any reasonable time.

597 The Operator's regular waste outlets will be periodically visited, and their control procedures assessed, to safeguard the licence holder's Duty of Care responsibilities.

5.4.14 *Plant Utilised Within the Development*

598 The following principal elements of plant will be used within the proposed development:

- 1 x 360° Tracked Excavator
- 2 x Wheeled Loading Shovel

- 1 x Crusher
- Aggregates Recycling Plant
- A diesel generator

5.4.15 *Potable Water*

599 Subject to approval from Welsh Water, potable water would be supplied through a connection to a water main running along Heol-y-Splot.

5.4.16 *Drainage*

5.4.16.1 *Foul Water*

5100 Given the distance and complexity of connecting to Welsh Water's foul sewer on Porthcawl Road, foul water from the proposed staff welfare facilities would be directed to a septic tank and drainage field (subject to suitable ground conditions).

5.4.16.2 *Process Water*

5101 No process water will be discharged to surface or groundwater. Process water is recycled within the water treatment section of the Aggregates Recycling Plant.

5.4.16.3 *Surface Water*

5102 The site and drainage system would be designed to ensure that the development did not elevate the risk of flooding elsewhere.

5103 The drainage infrastructure serving the development area will be constructed in accordance with Statutory SuDS Standards. An application will be made to the local authority in its role as SUDS Approving Body (SAB) to approve the scheme prior to the commencement of construction.

5104 At the present time, it is considered likely that a series of gullies, working in combination with falls across the site, will channel rainfall dependent surface runoff to a silt trap and class 1 full retention interceptor before being dispersed via infiltration. Given that the proposed development is close to an area known to be at risk of limestone cavities, a geotechnical survey will be carried out to establish ground conditions prior to constructing any infiltration system.

5105 The impermeably surfaced area beneath the Aggregates recycling Plant would be graded with a fall to channel surface water to cut-off drains that would connect to a silt trap and storage tank for use to replenish water lost through evaporation and for use in dust suppression systems. An overflow from this tank will connect with the wider site drainage system, passing through the interceptor before being dispersed by infiltration.

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5106 Should it be shown that an infiltration approach could not be implemented, alternative drainage strategies would be proposed and submitted to the SAB for approval.

5.4.16.4 Discharge Consents

5107 Although not currently envisaged as being necessary, an application will be made for a discharge consent from Natural Resources Wales if required as part of the approved SuDS scheme.

5.4.17 Fuel and Oil Storage Tanks

5108 Fuel and/or oil for plant and equipment will be stored in bunded tanks adjacent to the Aggregates Recycling Plant.

5.4.18 Transport Movements

5.4.18.1 Staff Trip Generation

5109 There will be up to 10 full time employees based at the site. There are opportunities for staff to travel to the site by sustainable modes of travel, particularly walking from South Cornelly and by bus from further afield utilising the bus stops on the A4229. Notwithstanding this, in order to provide a robust assessment, an assumption has been made that all staff will arrive by car in the same hour period and depart the site by car in the same hour period.

5.4.18.2 HGV Trip Generation

5110 The site will receive and process up to 200,000 tonnes per annum of inert construction and demolition waste.

5111 The vehicles bringing the materials to the site will have an approximate load capacity of 24.7 tonnes. Therefore, there will be approximately 8,097 loads per annum.

5112 Given the proposed operating hours of the site, five weekdays of 12 hours and one weekend day (Saturday) of 5 hours, there would be a total operating time of 65 hours per week. This equates to approximately 3 loads per hour to the site, per day. The recycled material will be dispatched from the site in different vehicles to the ones bringing the material to site and therefore this will result in an additional 3 loads per hour departing the site.

5113 The above does not take account of backhauling, and therefore it is expected that there would be a maximum of 12 two-way HGV trips per hour, taking account of the vehicle trips when the HGVs are empty, either inbound or outbound to/from the site.

5.4.18.3 Total trip generation

5114 As a worst case scenario, it has been considered that staff would arrive/depart in the same hour and in that hour, there would be the maximum number of HGV vehicle movements expected. Under these conditions, it is expected that the development could generate 22 two-way trips in the peak operational hours for the site.

5115 Further details are presented in the Transport Assessment that accompanies this application.

5.4.19 Construction and Demolition Works

5116 The proposed construction and demolition works comprise:

- widening of the existing site access to the western part of the site and construction of surfaced access tracks and visibility splays
- construction of a new access to the eastern part of the site from Heol-Y-Splot, surfaced access tracks and visibility splays;
- demolition of a derelict office building at the south of the site;
- excavation of the eastern part of the site to enable the construction of an aggregates recycling plant;
- construction of screening bunds;
- construction of an aggregate recycling plant;
- regrading of the western part of the site to facilitate surface drainage;
- construction of self-contained Site Office and Welfare Facilities;
- construction of two weighbridges and a Weighbridge Office building; and
- ancillary works, including landscaping, and the construction of security fences, acoustic barriers and drainage infrastructure.

5117 Construction work is expected to last around 19 weeks in total. In the first 1 – 2 weeks the earthworks will involve the creation of site entrances, bunds and surfaced tracks. In weeks 3 – 6, the site will be graded and topsoil will be excavated to create bunds along the site boundaries. A drainage system will be installed during weeks 7 – 8. Further excavation work will be undertaken in weeks 7 – 11 to flatten the eastern part of the site, then the remaining hardstanding creation, equipment installation and construction of storage bays will take place from weeks 12 – 19.

5118 Waste produced during construction will be collected separately and managed in accordance with the waste hierarchy.

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5119 All construction work will comply with current building regulations.

5120 Local construction labour will be employed to minimise travel and support the local economy wherever feasible to do so.



Figure 3. Derelict office building at the south of the site to be demolished.

5.4.20 Environmental Sustainability

5121 Wherever possible materials and consumables will be procured from sustainable sources and sourced locally with a view to minimising environmental impacts from transportation.

5122 The nature of the development is such that it is not possible to implement significant measures to increase energy efficiency. The development will incorporate energy efficiency measures wherever feasible to do so.

5123 The Applicant will investigate opportunities to integrate renewable energy generation, notably roof-mounted solar PV, into the development. Should they be required, appropriate consents will be secured.

5.4.21 Climate Resilience

5124 Projected changes as a result of climate change include warmer summer temperatures, a reduction in extreme cold winter conditions, greater variability in rainfall (greater precipitation on the wettest days, but dryer summers overall), and increased UV exposure. Notwithstanding

these broader climatic changes, it is recognised that extreme weather events are a characteristic of the present day climate in Wales and dominate current climate risks. They will continue to occur in the future, independent of climate change, due to the natural variability of the weather.

5125 The proposal will take into account the existing weather variability and future climate change.

5126 Any minor impacts as a result of climate change will be addressed through modifications to site operations and changes to health and safety policies that will mitigate risks to the site's employees.

5.5 Amenity and Nuisance

5.5.1 Compatibility with Existing or Neighbouring Land Uses

5127 The development will be located on a brownfield site comprising bare ground and spoil as well as grassland and scrub. The site is of limited ecological value.

5128 The site lies directly adjacent to an industrial estate, an existing recycling facility and quarry. The site has been used historically for waste management and is allocated within the Local Development Plan for Waste Management providing an indication of its potential suitability for the proposed use subject to no unacceptable impacts on local amenity and the environment.

5129 Potential impacts from the proposed development relate predominantly to noise, transport, air quality and ecology. These factors have been assessed in detail and the assessments demonstrate that subject to suitable mitigation measures being implemented, no unacceptable impacts are likely.

5130 Sections 5.5.2 to 5.5.5 summarise the findings of the assessments.

5.5.2 Noise Assessment

5131 A noise assessment, carried out in accordance with *BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound*, accompanies this application and assesses any adverse impacts from noise at nearby Noise Sensitive Receptors (NSR) that could arise as a result of the proposed development.

5132 Initial results from the modelling indicated that adverse impacts at 5 Railway Terrace may occur, and further noise modelling was undertaken that incorporated noise barriers for mitigation.

5133 The assessment concluded that with the proposed mitigation measures in place, the rating level from the proposed development is likely to have a 'Low Impact' for all assessment scenarios.

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5134 For context, an additional assessment of the likely change in ambient sound levels as a result of the operation of the proposed development was also undertaken. The assessment demonstrated that the operation of the proposed development is unlikely to cause an increase to the existing ambient sound level at the NSR.

5.5.3 Transport Assessment

5135 A Transport Assessment accompanies this application and provides detail relating to the access provisions, visibility splays and vehicle parking, and presents an impact assessment based on pre-application discussions with Officers at Bridgend County Council Highways Development Control.

5136 The Transport Assessment concludes:

- That there are no personal injury collision trends that would give rise to any specific highway safety problems. It is not expected that the proposed development would result in a material impact to the collision record given its expected trip generation.
- Operational assessments have been undertaken to assess the impact of the proposed development on the roundabout junction to the west of the site. This demonstrates that the proposed development would have a negligible impact on the operation of the junction. Sensitivity tests have been undertaken to take account of additional background traffic growth and a higher level of development trip generation which demonstrate that the roundabout will continue to operate within capacity.
- That the proposed development will have a negligible impact on the operation of the local highway in terms of highway safety and capacity and therefore there are no reasons why the development should not be acceptable in transport terms.

5.5.4 Air Quality Assessment

5137 An Air Quality Assessment accompanies this application and describes the potential air quality impacts associated with the development. It considers the impacts of the proposed development on local air quality in terms of dust and particulate matter emissions during construction and operation, emissions from road traffic generated by the operational development, and emissions from the diesel generator installed to power the recycling plant.

5138 The Air Quality Assessment concludes:

- The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise dust emissions. Appropriate measures have been recommended and, with these measures in place, it is expected that any residual effects will be '*not significant*'.

- The operational assessment has demonstrated that pollutant concentrations will be well below the objectives at all existing receptors in 2021, and that the emissions from the additional traffic generated by the proposed development, the diesel generator within the development, and the operation of the Facility itself, will have a *negligible* impact on air quality conditions at all nearby existing receptors. It is not considered necessary to implement mitigation beyond the best practice design measures incorporated into the design and operation of the Facility.
- In terms of significance, the overall operational air quality effects of the proposed development are judged to be '*not significant*'. This conclusion is based on the concentrations at existing receptors being well below the objectives and impacts of the proposed diesel generator and recycling plant all being *negligible*, the likely disamenity dust effects at existing receptors all being *negligible*, and impacts of suspended dust on existing receptors being *negligible*.

5139 Taking into account these conclusions, it is judged that the proposed development is consistent with Paragraph 180 of the NPPF, being appropriate for its location in terms of its effects on the local air quality environment. It is also consistent with Paragraph 181, as it will not affect compliance with relevant limit values or national objectives. The proposed development is also consistent with Strategic Policies SP4 and ENV7 of BCBC's Local Development Plan, as it will not have a significant detrimental effect on the quality of its natural resources, and it will not "*cause a new, or exacerbate an existing, unacceptable risk of harm to health, biodiversity and/or local amenity*" due to air pollution.

5.5.5 Preliminary Ecological Assessment

5140 A Preliminary Ecological Assessment (PEA) accompanies this application and provides an initial scoping assessment of the site for its potential to support protected species, based on the habitats it supports and signs of protected species. PEA's are used to identify whether further surveys for protected species are required as part of the planning process.

5141 The PEA confirms that the site consists of areas of bare ground and spoil as well as grassland, scrub, and the edge of a woodland to the east of the site.

5142 The PEA indicates that:

- A further check will need to be undertaken of the building to the south of the site during the bat survey season (May – end of September).
- No further surveys are required for common dormouse, European otter, great crested newt, reptiles, nesting birds (unless clearance work must be undertaken during the breeding season), European badger, west European hedgehog and invertebrates.
- Removal of invasive plant species (Japanese knotweed) present on site will be necessary to prevent its spread across the site.

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5143 The assessment concluded that providing that the recommendations outlined within the report are successfully implemented, it should be possible for the proposed development to proceed and for there to be no long-term impacts upon the key protected species present at the site.

5.5.6 Environmental Controls

5.5.6.1 Environmental Risk Assessment

5144 An environmental risk assessment has been undertaken for the proposed development. This has informed the selection of Environmental Controls that will be employed to mitigate operational risks and ensure that there are no unacceptable impacts from the development. The risks and controls are described in sections 5.5.6.2 to 5.5.6.9.

5.5.6.2 Dusts, Fibres and Particulates

5145 Dusts, which may be produced during unloading, tipping, crushing, storage, loading or dispatch of waste, will be controlled through the following measures:

- Loads will be secured and vehicles checked prior to transport to the facility;
- All vehicles arriving at the facility will be sheeted;
- Internal haul roads will be surfaced in asphalt or concrete;
- Dust suppression equipment will be installed and used on all processing equipment;
- Water sprays will be located in appropriate locations around the site; and
- Activities that could give rise to dust will not be carried out during windy conditions that would increase off-site transport of particulates.

5.5.6.3 Noise and Vibration

5146 Noise may occur as a result of the movement of plant and vehicles on site and during use of recycling equipment.

5147 The following measures will be taken to minimise the risk of noise and vibration:

- All vehicles and plant used at the facility will be of a roadworthy type and to prevailing regulations in respect of engine noise, emissions and exhaust silencing and will be maintained at regular intervals as indicated in the manufacturer's recommendations.
- Site surfacing will be kept in a reasonable condition such that potential noise from vehicles is minimised;
- All plant and machinery will subject to regular inspection and maintenance;

- Installed noise reducing equipment (acoustic barriers, acoustic panels, silencers, etc.) will be used and maintained;
- Processing operations will be arranged in such a way as to minimise noise production as far as possible. Crushing and screening will only be carried out towards the north of the new yard.
- Crushing will only take place in the south eastern part of the site;
- Equipment will be switched off when not in use; and
- An auditory inspection will be carried out by the Site Manager at least twice per day. Noise levels which are considered higher than usual will be investigated and recorded in the site diary. Activities will be reduced or stopped until operations are able to commence without elevated noise levels.

5.5.6.4 Mud and Debris

5148 Wastes to be accepted are unlikely to generate significant quantities of mud and debris.

5149 The site will be surfaced in compacted stone hardstand, with concrete, asphalt or stone access roads between the site and the highway. This will result in limited opportunity for mud generation.

5150 The following measures will be taken to minimise the risk of mud and debris on the adjacent highway:

- Periodic inspections will be undertaken on the adjacent highway to ensure that mud and debris is not being tracked out from the facility. These inspections will increase during construction work and during periods of wet weather. Any mud or debris caused by the site operations will be cleansed using a mobile sweeper as soon as it is detected.

5.5.6.5 Leaks and Spills

5151 A spillage procedure, which will form part of the site's Environmental Management System (EMS), will be followed in the event of a spill.

5152 To minimise the risk of leaks and spills, the following operational procedures will be implemented:

- No fuels and oils will be stored on-site other than in double-lined bunded fuel tanks or bowsers;
- All hydraulic, lubricating and waste oils will be stored in a lockable container, complete with a suitable spillage containment tray, which will collect any leaks from the drums;

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- All drums and similar containers stored within the facility will have their contents and capacity clearly marked;
- To prevent spillages, drum openings will be carried out on a spillage tray;
- Sand and absorbent granules are to be kept on site, at all times, for immediate use to soak up minor spillages; and
- Operational staff will receive pollution prevention and spill response training.

5153 In the event of a major spill, immediate action will be taken to contain the spillage and prevent contamination of surface water run-off. Once contained, the spillage will be treated with absorbent materials and removed to a sealed container for disposal at a licensed facility. The stock of absorbent materials will be replenished as soon as possible;

5.5.6.6 Litter

5154 Inert wastes to be accepted at the site will have limited potential to cause litter.

5155 The following measures will be taken to minimise the risk of litter:

- All loaded skips arriving at the facility will be sheeted;
- Loads will be inspected prior to tipping and any contamination handpicked to reduce the risk of litter;
- A daily litter inspection will be carried out and logged on an Inspection sheet;
- During normal operating hours staff will be responsible for alerting site supervisors to incidents of litter;
- Any light materials picked from incoming loads will be stored in closed containers or cages; and
- Site fencing will be maintained as an effective barrier to litter being blown offsite.

5.5.6.7 Odours

5156 Inert wastes to be accepted at the site will have limited potential to cause odour.

5157 The predominant wind direction is from the west to south west. Nearby residential receptors are not generally in line with prevailing winds, or are sufficiently distant that they are unlikely to be impacted by odour.

5158 The following measures will be taken to minimise the risk of odour release:

- Animal by-products and food waste that could give rise to odours will not be accepted at the facility;

- Waste will be inspected before tipping to identify potential contaminants;
- Incidental volumes of food waste discarded within loads will be isolated and stored in a sealed container before being removed from site to a suitably permitted recycling facility.
- Incidental quantities of green waste will be stored whole, rather than chipped, and will be removed from site within a period of 14 days to reduce the likelihood of anaerobic decomposition.
- An odour inspection at the site boundary will be carried out by the site manager at least twice per day. Should odour be identified this will be recorded in the site inspection report and measures taken immediately to contain the odorous material and/or to remove it from site.

5.5.6.8 Pests

5159 The facility does not accept putrescible wastes that could attract pests.

5160 Incidental volumes of food waste discarded within loads will be isolated and stored in a sealed container before being removed from site to a suitably permitted recycling facility.

5161 Canteen food waste will be collected in lidded kitchen waste caddies within the Site office and Welfare Building and aggregated in larger sealed containers for removal from site to a suitably permitted recycling facility.

5162 In the event of pests being detected the following measures will be implemented:

- Any waste identified as attracting pests or scavengers shall be isolated and removed from site; and
- Suitable treatment measures will be implemented either by employees or by qualified contractors (depending on the nature of treatment necessary). Treatments may involve the application of insecticides or growth inhibitors, the setting of traps and poisons, or other measures as appropriate.

5.5.6.9 Fire Prevention and Control

5163 Wastes received at the facility will comprise inert aggregates and soils, rather than combustible wastes that could pose a fire risk.

5164 The following measures will be taken with respect to fire prevention and control:

- The site will comply with prevailing fire guidance issued by Natural Resources Wales and any Fire Prevention and Mitigation Plan required for compliance with the site's Environmental Permit;

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- No material of any kind will be burned within the boundaries of the site;
- Smoking will only be permitted in the designated area outside of the Site Office and Welfare Building;
- Suitable and adequate firefighting materials and equipment will be maintained and kept at appropriate locations within the site;
- All site staff will be trained in the use of firefighting equipment and all firefighting equipment will be replaced/refilled immediately after use. Scheduled maintenance, inspection and maintenance of all firefighting equipment will be carried out on an annual basis;
- In the event of a fire, the procedures described within the Site Emergency Plan will be followed including the site being evacuated of all non-essential personnel, subcontractors and visitors. The emergency services will be called to attend, or be informed of, any outbreak of fire;
- Due to its proximity to residential and commercial receptors, neighbours will be advised of the fire occurring at the earliest possible opportunity; and
- Natural Resources Wales and the local authority will be informed of any fire arising on site as soon as is practicable and no later than the following day. Any incidents will be recorded in the site diary and site operations changed to avoid further incidents as required.

5.6 Regulation and Management

5.6.1 Environmental Permit

5165 The site will operate under an Environmental Permit and will be regulated by Natural Resources Wales.

5166 The site Operator will ensure compliance, with the Environmental Permit, at all times.

5.6.2 Environmental Management System

5167 The site will be managed in accordance with a written Environmental Management System that meets Natural Resources Wales' requirements under the site's Environmental Permit.

5168 The EMS will detail control and management measures to ensure that the site operates in a manner that minimises any impact on the environment and human health.

5.6.3 Site Emergency Plan

5169 The facility will have an Emergency Plan that forms part of its Environmental Management System. This, in combination with a series of Emergency Procedures will detail the approaches that will be followed in the event of an accident or pollution incident.

5170 All operational staff will be trained and competent in the management of emergencies and incidents that could result from the operation of the facility.

5.6.4 Site Personnel

5171 Technically competent staff will supervise the site and ensure that it is operated in accordance with its environmental permit, EMS and prevailing legislation.

5172 The site Manager will ensure that sufficient competent staff are present on-site to manage and operate the sites activities without causing pollution. Staff will be competent in the activities they are expected to carry out. Staff will be expected to not only be competent in normal situations, but also be adequately trained so that they are competent in abnormal situations such as plant failures or accidents.

5173 Staff roles and responsibilities will be clearly defined and names will be placed against each role and responsibility (e.g. technically competent person). Documentation stating who is in charge of ensuring compliance with each part of the permit and other relevant legislation and guidance will be kept and updated at least every 6 months, or if staff change roles or leave the organisation.

5174 A copy of the EMS and Environmental Permit will be made available at the facility for all staff to read and, as a minimum; they will be informed of the importance of these documents and of the key areas identified in the site's Environmental Risk Assessment.

5175 Any person with duties that are controlled by the site's permit will be fully briefed on their role in ensuring compliance. Staff and contractors will be made aware of the permit, what is contained in it, what their obligations are under it and where and how to access it during their initial site induction.

5.6.5 Staff Training

5176 New employees will be given full induction training by site managerial staff or other appropriately qualified persons and records will be kept of all staff training in relation to operation of the site, site-specific emergency procedures and the content and requirements of the Environmental Permit.

5177 According to their various roles and responsibilities, individuals will be instructed in the following necessary procedures regarding the environmental aspects of the site operations:

- Receiving and inspecting loaded waste vehicles;
- Duty of Care requirements and record keeping;
- Unloading and scrutinising tipped loads;

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- Dealing with any unauthorised wastes;
- Storage of wastes;
- Use of any mechanical plant at the site;
- Dispatch of waste; and
- General housekeeping including: cleanliness of the site and its environs, equipment maintenance, inspection and maintenance of any drainage systems.

5.7 Air Pollution

5178 The development does not represent a specialist treatment/recovery process and there will be no emissions to atmosphere of any product gasses from such a process.

5.8 Socio-Economic Benefits

5179 Up to 10 new full-time equivalent jobs will be created as a result of the development.

6 Conclusions

- 601 This Waste Planning Statement has been prepared in accordance with Annex B of TAN21: Waste (2014). It follows the suggested format and includes a Waste Policy Statement and a detailed description of the development.
- 602 The Applicant is seeking planning for a “*Change of Use to Aggregates Recycling Facility*”.
- 603 The proposed facility will receive and process up to 200,000 tonnes per annum of inert construction and demolition waste, recovering inert aggregates to produce products suitable for use in construction and highway works. This will increase recycling rates, for Construction and Demolition waste, and reduce primary aggregate usage.
- 604 The development will comprise:
- widening of the existing site access to the western part of the site and construction of surfaced access tracks and visibility splays
 - construction of a new access to the eastern part of the site from Heol-Y-Splot, surfaced access tracks and visibility splays;
 - demolition of a derelict office building at the south of the site;
 - excavation of the eastern part of the site to enable the construction of an aggregates recycling plant;
 - construction of screening bunds;
 - construction of an aggregate recycling plant;
 - regrading of the western part of the site to facilitate surface drainage;
 - construction of self-contained Site Office and Welfare Facilities;
 - construction of two weighbridges and a Weighbridge Office building; and
 - ancillary works, including landscaping, and the construction of security fences, acoustic barriers and drainage infrastructure.
- 605 The development would be located on a site allocated for waste management within the adopted Bridgend County Council Local Development Plan.
- 606 The design and layout of the site has taken into account local constraints and considerations to integrate the development into its surrounding and to ensure that safe and effective operations can be undertaken. Appropriate assessments have been undertaken and demonstrate that with the proposed mitigation measures where required, the development will not cause a new, or exacerbate an existing, unacceptable risk of harm to health, biodiversity and/or local amenity.
- 607 The site will operate under an environmental permit issued and regulated by Natural Resources Wales.
- 608 The development complies with national waste strategy and policy, and contributes towards the provision of an adequate network of waste management infrastructure to meet local need.
- 609 The proposal is in accord with national and local planning policy and guidance.
- 610 Up to 10 new full-time equivalent jobs will be created as a result of the development.
- 611 It is considered that the Applicant, through this report and the accompanying assessments, has demonstrated there are no technical reasons why the development should not receive planning consent. Accordingly, it is respectfully requested that Bridgend County Borough Council view this application favourably and that it be approved within the 8 weeks statutory determination period.

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Drawings

11060 - 000 - A Location Plan

11060 - 000 - B Site and Surrounding Area

11060 - 000 - C Site Plan

11060 - 000 - D Sections I

11060 - 000 - E Sections II

11060 - 001 - A Recycling Plant - Plan and Elevations

11060 - 001 - B Weighbridge Building - Plan and Elevations

11060 - 001 - C Site Office & Welfare Building - Plan and Elevations

11060 - 001 - D Acoustic Barrier Design

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