

**Neath Town Centre Redevelopment**

# **Waste & Resource Management Plan**

**April 2020.**

**Phase 3: Retail & Leisure.**



This Waste Management plan has been undertaken to address Local Development Plan Policies SP19 and W3 of the Neath Port Talbot Local Plan.



## Policy SP19 Waste Management

Provision will be made for the delivery of an integrated network of waste management facilities through the following measures:

1. Continuation of the treatment of waste arisings at the Materials Recovery and Energy Centre;
2. Identification of preferred sites for in-building waste treatment capacity;
3. Continuation of the disposal of residual non-hazardous waste and inert waste at Pwllfawatkin landfill site;
4. Ensuring that provision is made for the sustainable management of waste in all new developments.

In line with national guidance, the strategy seeks to adopt a sustainable approach to waste management and contribute to making provision for an integrated and adequate network of waste management facilities.

In regard to waste treatment capacity, the Materials Recovery and Energy Centre (MREC) will continue to treat a significant proportion of the County Borough's waste arisings. The site is identified on the Proposals Map.

Advances in technology and the introduction of new legislation, policies and practices mean that many modern waste management / resource recovery facilities on the outside look no different to any other industrial building, and on the inside contain industrial processes or energy generation activities that are no different to many other modern industrial processes in terms of their operation or impact. For this reason, many existing land use class B2 'general industrial' employment sites are considered suitable locations for the new generation of in-building waste treatment facilities.

Whilst there is potential for waste related development to occur on any B2 employment sites listed under Policies EC1 and EC2, preferred locations are identified where proposals for new in-building waste treatment facilities will be

directed. The LDP also provides clear criteria against which all future proposals will be assessed.

In regard to landfill, the disposal of residual non-hazardous waste and inert waste will continue at Pwllfawarkin landfill site and the site is identified on the Proposals Map. The remaining capacity at the site is sufficient to cater for both current and anticipated future demand over the Plan period and beyond. The development of further landfill will therefore be resisted.

The policy also seeks to ensure that new development includes provision for the storage, recycling and management of waste. This will encourage waste reduction, recycling, composting and separation at source. Minimising or re-using waste generated through site development, including demolition waste will reduce the amount of waste that has to be managed and ultimately disposed of.

### **Policy W3 Waste Management in New Development**

Proposals for new built development will need to demonstrate that provision is made for the design, layout, storage and management of the waste generated by the development both during the construction phase and occupation. The following proposals will be required to produce Site Waste Management Plans:

- (a) Residential development for 50 or more dwellings;
- (b) Industrial or commercial development that would generate in excess of 1,000 tonnes of waste per annum;
- (c) Development that would generate hazardous waste.

This policy relates to all new built development including residential, industrial, commercial and retail. Early consideration of the waste management needs for any proposal is essential to ensure planning for waste is considered at the outset.

Where appropriate, Site Waste Management Plans will be required which would state how the waste will be dealt with including the “kitchen waste” produced by the workforce during construction. An assessment of the waste generated by the development will be required at the planning application stage.

## Development Proposals.

### Phase 2: Development Proposals.



- The development includes a new swimming pool with associated leisure facilities, including a café and first floor gym. Six ground floor units, that would allow for a mix of A1 (Retail) A3 (Restaurant) and D1 uses together with a first floor library facility.



### Uses and quantum of development.

The current application seek permission for a leisure centre, and 6 ground floor commercial units, plus a first floor library. The commercial units are provided in differing sizes to accommodate a range of retailers/uses and occupiers suited to the town centre.

Unit Number	sqm	sqft	Use class
1	338sq m	3638.2 sqft	A1/D1
2	292sq m	3143.06 sqft	A1/D1
3	217sq m	2335.77 sqft	A1
4	193sq m	2077.43 sqft	A1
5	169sq m	1819.1 sqft	A1/D1
6	145sq m	1560.77 sqft	A1/D1
Total	<b>1,354 sq m</b>	<b>14574.33 sqft</b>	

At first floor the development proposes an additional 1,707m<sup>2</sup> (18374 sqft) of floor space (First floor Gym within the leisure centre, and library over Units 3-6) with separate access onto the main Water Street frontage to Unit 7 serving the library.

### Environmental Performance Indicators for the Construction Waste Industry

Project Type	Average m <sup>3</sup> /100m <sup>2</sup>	Average m <sup>3</sup> /£100k
Residential	17.7	12.1
Public Buildings	23.8	11.7
<b>Leisure</b>	<b>15.6</b>	<b>10</b>
Industrial Buildings	14	10.6
Healthcare	18.1	9
Education	19.8	9.7
Commercial Other	16.9	9
Commercial Offices	20.4	9.2
<b>Commercial Retail</b>	<b>22.1</b>	<b>14.9</b>
Civil Engineering	28.1	30.8

The BRE has also produced figures for the estimated annual construction waste tonnages by waste stream and these are shown, along with percentage split and Environment Agency conversion factors for determining volumes of waste by reference to the tonnage arising,

### Average UK Construction Waste by Material Waste Stream

Material Type	% Split	Conversion Factor/tonnes per m <sup>3</sup>
Hard material	32%	1.24
Timber	24%	0.34
Plastics	15%	0.22
Cast formless	9%	0.4
Gypsum material	6%	0.33

Metals	6%	0.42
Paper / card	4%	0.21
Bio-organic	3%	0.51
Soil	1%	1.25
Chemicals / paint	0.30%	0.57

The table below provides the predicted total waste volumes and tonnages for the construction of the buildings, roads and landscaping.

The total predicted waste volume, is approximately 654 m<sup>3</sup>. A large proportion of this waste can be segregated and re-used and/or recycled.

### **Construction Waste Tonnages and Materials (Predicted)**

Proposed Building Footprints	Area m <sup>2</sup>	Estimated Waste Arisings m <sup>3</sup>
A1 (retail)	2,300	654m <sup>3</sup>

<b>Material Type</b>	<b>% Split</b>	<b>Conversion Factor/tonnes per m<sup>3</sup></b>	<b>Waste (tonnes)</b>
Hard material	32%	1.24	259.5
Timber	24%	0.34	53
Plastics	15%	0.22	21.6
Cast formless	9%	0.4	23.5
Gypsum material	6%	0.33	12.95
Metals	6%	0.42	16.5
Paper / card	4%	0.21	4.1
Bio-organic	3%	0.51	10
Soil	1%	1.25	8.17
Chemicals / paint	0.30%	0.57	1.12

## **Waste Hierarchy**

To minimise the quantity of construction waste disposed of to landfill it is essential to have consideration of a waste hierarchy.

- **prevention (preferred option);**
- **preparing for re-use;**
- **recycling;**
- **other recovery (e.g. energy recovery); and**
- **disposal**

All Member states of the EU are required by Article 4(1) of the rWFD to apply the hierarchy as a priority order “in waste prevention and management legislation and policy”. In England, the Waste (England and Wales) Regulations 2011 implement the rWFD and in Regulation 12 (1) require that: “An establishment or undertaking which imports, produces, collects, transports, recovers or disposes of waste, or which as a dealer or broker has control of waste must, on the transfer of waste, take all such measures available to it as are reasonable in the circumstances to apply the following waste hierarchy as a priority order—

- (a) prevention;
- (b) preparing for re-use;
- (c) recycling;
- (d) other recovery (for example energy recovery);
- (e) disposal.

## **Waste Reduction**

Waste reduction is at the top of the waste hierarchy and is essentially concerned with avoiding any waste in the first place. Whilst complete avoidance is almost impossible, adopting waste minimisation good practice will ensure that the overall quantity of materials not used on site is kept to a minimum.

The following factors will be adopted to help to minimise waste on site:



- Wherever possible materials will be kept in locked and covered storage, until time of use, to avoid damage from vandalism, theft, vehicle movements, weather, etc;
- “just on time” delivery of materials.
- maintenance of a record of materials delivered on-site and dispatched
- avoidance of over-ordering materials
- responsible person for overseeing waste minimisation activities

**A 10% reductions in waste quantities can be achieved through waste minimisation and re-use.**

**The procurement of materials reprocessed locally can also further enhance carbon savings.**

### **Re-Use**

Available materials should be recorded for possible re-use on site before recycling.

Materials such as timber, bricks, tiles, paving blocks and top soil can be stored on site within a waste management area and can be re-used elsewhere in the development.

- use of reclaimed materials (where appropriate);
- on-site reprocessing of materials; and
- re-use of packaging materials in limited circumstances.

One option for recycling is for separate skips to be allocated for segregating the waste streams on-site, they would be easily accessible and placed, in a central location, near to the points of waste generation and with good access to the site entrance.

Skips, or bays, would be designated by type of waste or recyclable material.

### **Disposal**

Disposal of waste is at the bottom of the waste hierarchy ( as set out previously) as this is the least sustainable method of waste management and one of the overarching aims of this SWMP is to reduce the disposal of waste.

Where it is not possible to re-use or recycle materials, the residual fraction of waste will be taken to an appropriate residual treatment facility or landfill site. The same procedure will also apply to any hazardous wastes on site.

## **MONITORING**

### **Waste Management Responsibility**

Responsibility for waste management will fall to a nominated person /coordinator who should be in place prior to the commencement of site works.

The responsibilities of the coordinator should include;

- ensuring that all staff and contractors are aware of site requirements for management of waste.
- monitoring of material and waste

- liaison with waste contractors regarding removal of waste;
- dealing with any known or unexpected hazardous wastes appropriately;
- liaison with project manager/s to ensure that materials are managed sustainably

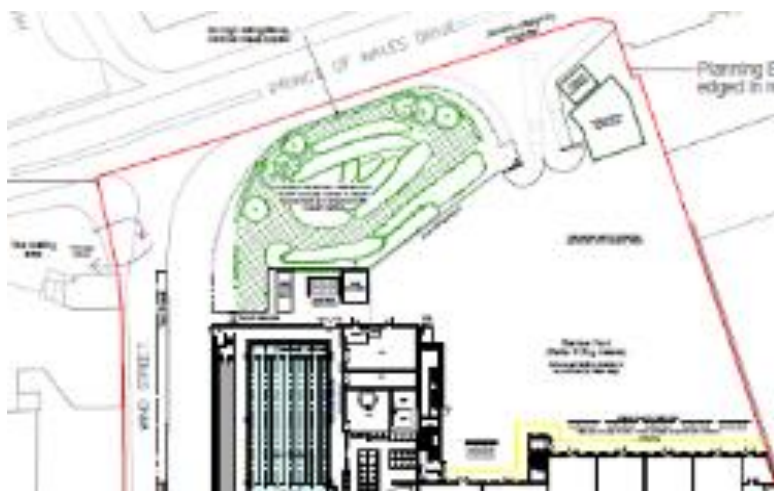
### **Operational Phase.**

Businesses have a legal duty to dispose of waste responsibly. Businesses must use a registered waste carrier to dispose of their waste and have documents to demonstrate the arrangements they have in place for waste disposal.

Neath Port Talbot County Borough Council as owners of the development will be available to offer advice and assistance with the disposal of waste.

Businesses can choose to enter into an agreement with the Council or a private contractor for the collection and disposal of their waste. Details will be provided to each potential occupier as part of their welcome pack, which also includes information in respect of sustainable transport, and energy efficiency.

As part of the development itself bin storage areas have been provided to the rear of each unit, designed to accommodate recycling. All refuse would be collected from the rear service yard, and secured in areas to prevent open storage and clutter.



Clearly, dependant on the final occupiers of these units, the type and level of waste will vary, as such final details would need to be agreed by each operator as part of a Waste Management plan that would be submitted to the Authority, as part of a suitably worded planning condition.

**Conclusion.**

It is considered that the forgoing assessment provides a clear statement on the hierarchy of waste disposal and how the development through both procurement, construction and post occupation stage will attempt to achieve the overarching principles of Policies SP19 and W3 of the Neath Port Talbot Local Development Plan. But also to ensure that the development also complies with the sustainability principles within Planning Policy Wales.