



Client. Conwy County Council

Job No. 22058

Date. 02.02.24



Gofer Waste Center, Abergele
Design and Access Statement





CONTROL SHEET

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DOCUMENT APPROVAL

Author	Checked	Approved by
KA		

DOCUMENT ISSUE RECORD

Issue	Date	Description of Amendment	By	Checked
1	02.02.24	Issued for comment	KA	
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1. Introduction

- 1.1. This Design, Access and Planning Statement accompanies an application by Conwy County Council (CCC) for full planning permission for the improvement works of an existing Local Authority waste transfer site to undertake sorting and bailing of separately collected recyclable waste streams; to include erection of covered storage areas, new lean-to extension for sampling of waste and associated drainage and landscaping at Gofer Bulking Station, off Rhuddlan Road (A547), Abergele, LL22 9SE.
- 1.2. The site receives kerbside collected recycling material from domestic properties within the Conwy County area (~ 58,500 properties) and from Conwy County Borough Council's (CCBC) commercial recycling collection service. The proposed improvement works aim to upgrade and increase storage capacity for deposited and prepared recyclable material and will support CCBC to meet current Fire Prevention and Mitigation Plan (FPMP) conditions as set by the regulator; Natural Resources Wales (NRW).
- 1.3. As required by the Town and Country Planning (Development Management Procedure) (Wales) Order (Amendment) 2016 the statement aims to address the following matters;
 - Explain the design principles and concepts that have been applied to the development.
 - Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.
 - Explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been considered; and
 - Explain how any specific issues which might affect access to the development have been addressed.

2. Site & Context

- 2.1. The application site is located on land off Rhuddlan Road (A547), Abergele. The following aerial images identify the application site in red.



2.2. The site is located in mainly farmland outside Abergele town center.

3. Existing Usage

3.1. The site is currently used as a waste transfer / bulking center and will continue to operate as such upon completion of the works.

4. Design Principle

4.1. The proposed development is for the upgrade of a Local Authority Waste Transfer Station to undertake sorting and bailing of separately collected recyclable waste streams to meet current standards.

4.2. The facility will include suitable hard standing/ parking for the waste vehicle fleet, staff car parking, vehicle fuelling point and vehicle wash along with suitable staff accommodation for use by waste operative teams and supervisors. There will also be storage for containers/bins and part of the site will be used for the processing and storage of waste prior to onward disposal.

4.3. The building will not be used to treat waste, only for the bulking of material and hence other than a dedicated 'dirty' loading shovel and a fork truck no machinery will be located within it. Each part of the site has been designed to effectively facilitate the relevant processes.

4.4. The proposed waste transfer centre is understood to operate as follows:

- Monday-Saturday: 06:00 to 17:00 hours, core operational hours 09.00 hours to 15:00 hours
- Bank holidays: Open excluding Christmas Day & New Year's Day

5. Proposed Character

5.1. The proposed extension to the main depot building will measure 8m (length) x 8m (width). It will have a pitched roof with a ridge height of 6.5m. This will be with Kingspan Composite walls and roofing creating an extra 64m² floor area.

5.2. The proposed building will be constructed in the following materials:

- Anthracite (RAL7016) Trim, Gutters, Down-pipes, doors and frames
- Green Roof Cladding; and
- Green Wall Cladding to match the existing building.

5.3. The existing surrounding landscape should not be significantly affected by the proposal, maintaining the main boundary tree line.

6. Accessibility – vehicles/pedestrians

6.1. The existing access to the site is being retained and the existing amount of traffic to the site is not predicted to change.

6.2. There is current 11 standard parking spaces for staff complete with 3 disability spaces. The spaces are located as close as reasonably possible to the unit to ensure that all of the site's users will be able to use the parking spaces conveniently.

6.3. New vehicular wash is to be provided upon exiting the site to help assist with keeping the highway clear of debris.

7. Vehicle and Pedestrian movements to, from and within the site

7.1. The site layout has been designed to allow convenient flow of traffic in and out of the site without the need to wait and in forward direction, providing access to all parking areas, for deliveries and collection of waste.

7.2. The building has roller shutter doors to assist traffic movements in and out of the building with all vehicles entering, tipping or collecting any materials and exit.

7.3. Artic lorries circulate around the service yard stopping at the relevant covered bay for collection of material and leave through the same access, crossing the weighbridge.

8. Environmental Sustainability

8.1. The proposal makes the best use of design techniques, siting and orientation in order to conserve energy and water resources. The application uses sustainable drainage techniques as set out within the drainage strategy.

9. Noise Pollution

9.1. All noise generating plant and equipment associated with the proposed development will be designed to ensure that the noise egress is kept to a minimum.

9.2. The transfer of waste would be undertaken within buildings and managed to reduce noise. Any effects on the environment are likely to be of a local scale and not considered to be significant.

9.3. In addition to the assessed physical mitigation measures put in place the following are recommended for inclusion within a site management strategy:

- Where possible, minimise the tipping of material from height.
- Switch off all plant when not in use.
- Adopt a low-speed limit for vehicles and machinery on site, to limit vehicle noise.

10. Lighting

10.1. The site lighting will be limited to fall within the site, facing inward and downward to prevent light spill onto the surrounding landscape or outward. This also keeps levels as low as possible to be limited to operational purposes.

10.2. Clear and visible signage will be placed at key locations, including entrances and exits to the recycling center. The relevant safety signage and notifications will be displayed at all times.

11. Odour

11.1. The operation of the proposed development will seek to manage any potential odour issues. The management and operation of the site will include the following process:

- Food waste will be stored in a covered container within the shed;
- Food waste will be on site for a maximum 24 hours
- AHP will be on site for a maximum 7 days;
- Other waste will remain on site for a maximum of 2 days;
- Bales will be stored until sufficient quantities for collection;
- Glass and paper will be stored until there is sufficient quantities to fill a 28-tonne loader; and
- External bays have been positioned to minimise effects on surrounding residential properties.

11.2. In order to minimise the impact of odour the following measures have been included as part of the Operating Techniques document (for Environmental Permit):

- Strict waste acceptance procedures will be adhered to, to ensure only permitted wastes are accepted on Site;
- The Site will be monitored for odours by Site Operatives throughout the working day and entries noted both in the site diary and odour management spreadsheet;
- In the event that odour is detected, investigations will be undertaken to determine the cause and appropriate remedial action to be taken and the relevant EHO will be informed;
- Food wastes will either be transferred directly into a sealed bulk container within the building or tipped into the designated bay and then transferred to the bulk container depending on the method of delivery. All food waste will be removed off-site for recovery;
- The sealed food waste containers will only be opened to receive waste to reduce the emissions of any odour;
- No food or biodegradable waste will be treated on-site, only stored for transfer to a suitably permitted facility;
- The Site will not accept any further biodegradable/food waste if there is not sufficient capacity to hold this material;
- Good housekeeping methods will be undertaken on site and all operational areas of the Site will be swept as and when required in line with daily inspections and appropriate remedial and corrective action will be implemented as soon as is practicable;
- All waste will be stored within the Waste Operations building or appropriate bays, preventing the potential for odour emissions;
- Materials will be removed from the facility for recycling or disposal to reduce the quantity stored on site; and
- A DCC street cleansing vehicle will clean the shed areas and remove any baler run-off on a daily basis.

11.3. The transfer of waste would be undertaken within buildings and managed to reduce odour. Any effects on the environment are likely to be of a local scale and not considered to be significant.

12. Supporting Documentation

12.1. The application is supported by the following documents:

- Existing plans and elevations
- Proposed plans and elevations
- Ecology Reports
- Waste Planning Assessment
- Drainage Strategy
- Flood Risk Assessment

13. Policies

13.1. National and local planning policy guidance considered relevant to the principle of this development are set out in this section.

Policy	Summary
TAN5	Technical Advice Note 5 'Nature Conservation and Planning' provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. An ecology survey has been undertaken and submitted as part of this application.
TAN11	The main aim for TAN 11 is to ensure that any noise generating development does not cause an unacceptable degree of disturbance. This has been considered in Section 9 of the document and associated acoustic report.
TAN12	The guidance in TAN 12 has been considered in formulating the proposal and in reporting on the Design and Access issues. The Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales.
TAN15	TAN 15 provides technical guidance which supplements the policy set out in Planning Policy Wales in relation to development and flooding. A floor risk assessment has been carries out and forms part of the overall submission.
TAN18	The main aim of TAN 18 is ensuring that new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion. TAN 18 also considers people with disabilities. This has been considered in Sections 6 & 7 of this document and associated transport assessment.
TAN20	Consideration of the effects of the proposed development on Welsh language and the community have identified an overall beneficial effect. No mitigation measures are considered to be necessary to make the proposed development acceptable.
TAN21	TAN 21 considers the proposals for all types of waste management facilities, taking into account their potential contribution to the objectives, principles and strategic waste assessments set out in Towards Zero Waste and the relevant waste sector plans and the relevant development plan for the area. A waste planning assessment document has been produced to help address this policy.

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TAN23	<p>TAN 23 provides guidance on matters relating to economic development and recognises the diverse range of employment uses that are present in the economy in Wales.</p> <p>It is considered that the mix of B1, B2, and B8 is an acceptable use for the site including the ancillary aspect of A1 and is in accordance with guidance set out in TAN 23</p>