



FLOOD RESPONSE PLAN

**PROPOSED WASTE MANAGEMENT FACILITY AT UNIT C, MAERDY
INDUSTRIAL ESTATE, RHYMNEY, TREDEGAR, NP22 5PY**

**On behalf of
Mekatek Ltd**

**Our Ref: 0097.b
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Prepared by: JDE**

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1.0 INTRODUCTION

- 1.1 JCR Planning Ltd has been instructed to prepare a Flood Response Plan to be submitted as part of a full planning application for a Waste Management Facility at Unit C, Maerdy Industrial Estate, Rhymney.
- 1.2 This Flood Response Plan has been prepared as part of the planning application in question and its contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of proposal and has been prepared following the guidance set out in *Technical Advice Note 15: Development and Flood Risk (2004)*.

2.0 SITE DESCRIPTION

2.1 THE SITE

2.1.1 The site in question measures some 8.93 acres, is generally level in nature and can be described as previously developed land. The focus of the site is then around a large industrial style unit (Photographs 1 and 2) with associated offices and has a total floor area of just under 10,000 square metres.



Photograph 1



Photograph 2

2.1.2 The buildings have multiple vehicular and pedestrian access points, although in terms then of the larger element (rear element), its points of access tend to be on the southern elevation. The external finishes of the buildings in question are then a mix of brickwork, glazed elements and steel profile sheeting.

2.1.3 Around this central building then are a series of hardstanding areas, together with a weigh-bridge and a separate smaller storage building (Photograph 3) at the site's entrance.



Photograph 3

2.1.4 The site's main and only point of access (for pedestrian and vehicular traffic) is at the southern boundary, where it leads on to the public highway. Each of the site's boundaries are currently well defined (largely in the form of wire or steel fencing measuring over 2m in height). The site then contains no areas of standing or running water, nor does its operational element contain any areas of vegetation.

2.1.5 We understand that the site was previously used for a form of B2 Use. This took the form of a company (Excel Industries) that manufactured fibre-based building products using waste for the construction, road and quarrying industries. We understand that the facility employed 60 staff during its 10 year period of operation. However, the company ceased trading from the site in 2014.

2.2 THE SURROUNDING AREA

2.2.1 In the immediate sense, other existing commercial properties and activities can be found to the north, south and west of the application site, with a rail line dissecting the latter from the application site. To the east then lies a series of residential properties, which are largely separated from the site by a heavily landscaped embankment (Photograph 4).



Photograph 4

2.2.2 In the wider sense, the site forms part of the settlement of Rhymney, which contains a range of land uses, community facilities and local services. In terms of access, the settlement benefits from a rail station and is served by a number of regular bus services providing good access to nearby larger settlements. It is then also well linked to the main road network, being a short distance from Heads of the Valleys Road (A465).

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal seeks planning permission for the change of use of the site and its associated buildings from a B2 Use to a waste management facility (sui generis). A full description of the application proposal and its associated elements can be found in the accompanying Planning Statement, but the following provides a summary of the pertinent points relevant to this Plan.
- 3.2 The proposal will only serve commercial and public body clients (via licenced carriers) and not members of the public in terms of the importation and exportation of waste it is to deal with. The non-organic forms of waste to be handled by the facility will include the following:
- Paper
 - Plastics
 - Wood
 - Scrap metals
 - Cardboard
 - Electrical goods (e.g. televisions, white-goods (de-gassed), monitors etc.)
- 3.3 Due to the nature of some of the above streams, an element of hazardous waste (e.g. batteries) will be generated by the operations, which will then involve some modest on-site storage of such substances. However, such storage will not exceed the thresholds of any specific hazardous substance as set out by the *Planning (Hazardous Substances) (Amendment) (Wales) Regulations 2010*.
- 3.4 The proposal is for a processing facility that will deal with up to 75,000 tonnes of waste per annum. Approximately 97% of this waste will be recycled into component materials, with only 3% then being forwarded on to landfill sites.
- 3.5 The general activity to be facilitated at the site will in effect be the importation of the forms of solid dry waste outlined above and breaking them down to their component materials. These will then be recycled through various processes of dismantling,

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- shredding, granulating, crushing etc. to create materials for re-use elsewhere. Some of these materials however will also be recycled for use in the construction of large concrete blocks at the site itself.
- 3.6 All of the above processes will take place within the existing building or adjoining covered areas and each process will involve systems for the collection of dust, resulting in no need for external extraction fans or vents. All dust will then be reused in the construction of the large concrete blocks.
- 3.7 The majority of the processes and storage will take place within the main existing building, with the existing office and canteen areas continuing to be used for these purposes. Some storage (e.g. concrete blocks and finished recycled material) will occur on the existing hardstanding surrounding the building. However, any external storage will be done so in accordance with NRW permit requirements. The existing car parking areas will then be retained and the existing storage building at the entrance to the site will then be used solely for the purposes of the storage of any batteries, where they would await collection by an authorised handler.
- 3.8 The site will operate on a 24 hour basis, 7 days a week.
- 3.9 In terms of external finishes of the existing buildings and boundary treatments of the site, these will remain as existing, as the proposal is in effect for only a change of use of the property.
- 3.10 In terms then of employment, it is anticipated that 30 staff (mix of part time and full time) will be required in the first 12 months of operation, with this then possibly rising to double this figure after 2 years.
- 3.11 The application scheme will utilise the existing foul and surface water drainage systems.

4.0 FLOOD RISK

- 4.1 The Assembly's Development Advice Map is extracted at Figure 1 below and it indicates that the property is located within Zone C2, indicating that the site is at risk from flooding.

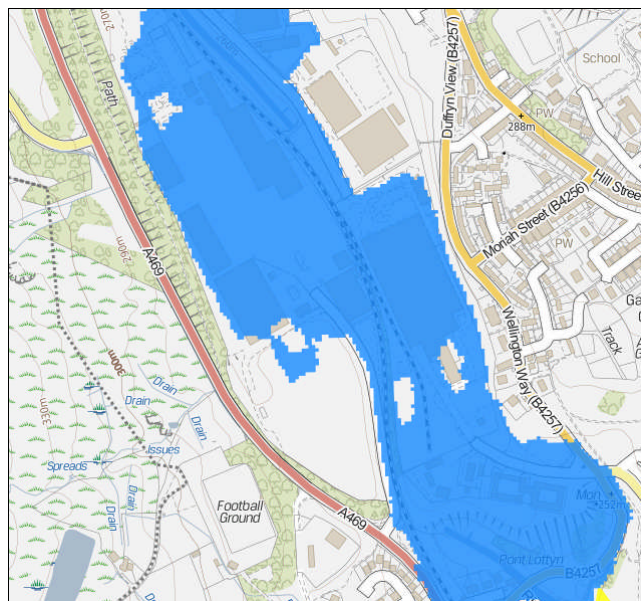


Figure 1

- 4.2 However, through pre-application correspondence with Natural Resources Wales (NRW) it has been agreed that the change of use is acceptable in principle as it represents a less vulnerable form of development to a less vulnerable form of development and so adheres to the requirements of TAN15, providing that the installation of flood proofing measures are included as part of the development.
- 4.3 This Plan therefore forms part of the response to the above request.

5.0 PROPOSED FLOOD MITIGATION MEASURES

5.1 ACKNOWLEDGEMENT OF FLOOD RISK

5.1.1 The above flood maps reveal that the application property is at the fringe of an identified extreme flood zone, and thus potentially liable to floodwater ingress during such an event. The proposals will take place within an existing building fabric, and thus not result in any additional floorspace being created, and thus no potential will exist for a loss of food storage in this immediate area.

5.1.2 The Applicant accordingly acknowledges that the property lies within such a designation, and is prepared to take all necessary steps to manage the property and future well-being of their employees by taking flood prevention as an essential component of their development proposals.

5.2 PHYSICAL PRECAUTIONARY MEASURES

5.2.1 The Applicant will consider the installation of flood barrier which can be placed across the threshold of existing pedestrian doorways. A typical example of such a flood barrier is shown below.



Photograph 5

5.2.2 Such a feature will of course provide temporary protection during a flood event to the property, but will also provide a level of **betterment** in adding flood prevention measures to the existing building.

5.3 ADOPTING ADVANCE FLOOD WARNING PROCEDURE

- 5.3.1 In addition to the above, the Applicant will subscribe to the Natural Resources Wales' flood warning system, which uses the latest technology 24 hours a day to monitor rainfall, river levels and sea conditions. Combined with weather data and tidal reports from the Met Office, they can provide local area forecasts on the possibility of flooding and its likely severity. Four different kinds of flood warning codes are issued. Three of the codes indicate the severity of the warning, and a fourth is an 'all clear', meaning the threat has passed.
- 5.3.2 Natural Resources Wales ensure warnings are broadcasted on local radio and television, and information can also be obtained through their dedicated Flood line information service (0345 988 1188) or on their website, which is updated regularly when there is a flood risk.
- 5.3.3 The amount of warning that can be expected prior to an event depends on the source of the floodwater. A few hours possibly could be provided for flooding from the extreme tide while less warning, if any, can be expected from flooding from an adjacent watercourse. In some circumstances, e.g. flash surface water flooding, it may not be possible to provide a warning.
- 5.3.4 On receipt of a flood warning all persons in the building, will be made aware that a flood warning has been received and its severity. It is recommended during such periods to remain within the site and not attempt to venture from the area. Emergency kits, to include a wind-up radio and torch, bottled water, and other essential material should be prepared. Should access be restricted by flood waters for several days, instructions should be sought from the Emergency Services.
- 5.3.5 The Applicant will erect an internal sign upon a noticeboard within the office element of the main building, for viewing by all employees. It will inform employees of the above procedures for evacuating the building if in receipt of an advance flood warning. The signage will be maintained in a clean and

unobstructed manner. It shall be erected within two calendar months of the date of a planning permission, and retained thereafter in perpetuity.