



PLANNING & DEVELOPMENT CONSULTANCY | YMGYNGHORIAETH CYNLLUNIO A DATBLYGU

Our ref: / Ein cyf.: 2117.a/CLJ/01

Date / Dyddiad: 22nd November 2022

Head of Planning,
Vale of Glamorgan Council,
The Dock Office,
Barry Docks,
Barry,
CF63 4RT.

Dear Sir/Madam,

Re: Full Planning Application for the Erection of 2 no. Portal Frame Industrial Buildings for use as:-

(i) a Fabrication Workshop (B2); and

(ii) a Proposed Waste Recycling and Transfer Operation;

alongside Ancillary External Structures, Plant, Parking, Drainage, Landscaping,

Associated Works and a Consequential Change of Use of Site for Waste

Processing and Storage (B8) Purposes

at land to north of Hayes Road, Sully, Barry, CF64 5ZE

PLB Ecowood Ltd. is applying under Section 57(1)1 of the Town and Country Planning Act 1990 (as amended) to Vale of Glamorgan Council (as the Local Waste Planning Authority)(LWPA) for planning permission for (i) a fabrication workshop (B2) and (ii) a waste processing and transfer operation on land to the north of Hayes Road, Sully, Barry, Vale of Glamorgan, CF64 5ZE.

The planning application is driven by an identified business need to provide additional industrial accommodation and waste processing capacity to meet market demand. The proposal involves new build development and modest changes to the external character of the site. An environmental permit application is presently being prepared for submission to Natural Resources Wales (NRW).

The planning application comprises the following documents:-

- planning application forms
- elevations and layout plans of proposed buildings (drawing no. GENPL/001)
- location and site layout plan (drawing no. GENPL/002)
- application covering letter

This covering letter has been prepared on behalf of PLB Ecowood Ltd. and its purpose is to provide information to support the planning application.

The Application Site

The site is located to the north of Hayes Road and to the west of Sully Moors Road, and measures 0.6 hectares. It was formerly the location of Zeon Chemicals Europe Limited. All of this company's former buildings on the site have been demolished and the site has been cleared (2016/00475/FUL).

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Currently, the site is fairly non-descript and contains no physical feature of note. The line of a former railway bisects the site. The photographs embedded below provide a general visual impression of the site, which is essentially redundant and qualifies as brownfield land.



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The Proposal

It is proposed to establish:-

- a fabricating workshop building for B2 and B8 uses
- a waste recycling and transfer station

The proposed application area would use the existing vehicular access point off Hayes Road. The application site is in single ownership and is located within a wider area which has the benefit of a long-standing legacy of general industrial use.

B2/B8 Use

The proposed building will occupy a footprint of 664m² and will have the design flexibility to be divided into separate areas. A general yard and external storage area are associated with this building. The Applicant currently makes steel 'skip' containers for sale and to serve his own business needs. There are no other skip manufacturers local to the area.

Waste Processing

The proposed building will occupy a footprint of 372m² and will handle a wide range of dry materials for recycling and segregation, prior to despatch off site, including:-

- metal
- wood, paper and cardboard
- glass
- ceramic
- rubber
- textile
- building waste
- household waste
- plastics

The proposed layout of the site is shown on drawing no. GENPL/002, where details of the ancillary structures are provided.

Waste transfer stations (WTS) act as collection points for the various waste streams prior to being moved on to end users or landfill disposal. There are several distinct stages:-

- WASTE ARRIVAL – various waste streams brought to site
- WASTE REGISTERING – all waste is weighed and registered
- TIPPING, SORTING AND PROCESSING – waste is separated by recyclability, size or properties
- TEMPORARY STORAGE OF WASTE - awaiting movement off site
- TRANSFER OF WASTE OFF SITE

The proposed operations aim to handle waste in a sustainable manner, which can be

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undertaken with minimal impact to local amenity and within acceptable criteria levels, identified within both development plan policies and Welsh Government guidance. This advice confirms that the town and country planning system has an important role to play in delivering sustainable waste management, through addressing waste as a resource and promoting improved waste management facilities in appropriate locations.

Recycling will be undertaken on site to maximise the recovery and recycling of a variety of waste materials. The scheme of working seeks to limit any harm to the local community, as strict noise, odour and dust control measures will be applied.

This 'waste development' is classed as 'major development' under the terms of the Town and Country Planning (Development Management Procedure), however, a Design and Access Statement is not required.

On the basis of the limited scale and nature of operations and the non-sensitive location, it has also been assumed that these proposals do not constitute 'EIA Development' under the terms of the Town and Country Planning (Environmental Impact Assessment) Regulations. An application will be made to NRW for an environmental permit.

Sensitive Surrounding Receptors

The application site is located entirely within an established industrial area and is therefore assumed to be of generally low sensitivity. The closest residential properties are between 700 and 1000 metres to the north and east. However, these properties are well screened from the site itself and the existing intervening industrial estate operations and structures.

The application site is within the defined existing LDP development boundary and is identified in both existing and proposed documentation as employment land. The proposed scheme has been developed to have full regard to the provisions of both national planning policy and the statutory development plan of the Vale of Glamorgan Council.

There are no known ecological designations or features of nature conservation interest on or close to the site. There are no known features of historic or archaeological interest on or close to the site.

Hours of Working

Proposed hours of working are:-

- 07:00 – 18:00 Mondays to Fridays
- 07:00 – 13:00 Saturdays
- No working on Sundays or Bank Holidays (except for any emergency purposes)

Vehicle Movements

The company intends to develop the business by operating skips for hire and skip lorries for transportation. It is expected that in the first 3 years the number of skips will not exceed 100.

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A single vehicle transporter will be added to the fleet for 'end of life' vehicles. It is envisaged that vehicle movements will not be materially different from the previous use. Vehicles will enter and leave via the weighbridge.

Dust Control

After an evaluation of the potential sources of dust production on site, the following mitigation measures have been identified and which will be employed:-

Potential Sources of Dust

The principal potential sources of dust arising from the proposal are considered to be during:-

- vehicle movements
- receiving and screening waste

The potential dust generated as a result of the proposed activities depends on a number of factors, such as the mechanical actions involved, drop heights, duration and frequency of activities, weather conditions, etc.

Mitigation Measures

The mitigation measures proposed include:-

- speed limit of 10 mph imposed on site
- inert material storage areas restricted to a storage height of 4 metres maximum
- heavy traffic areas regularly maintained to limit accumulation of mud and other debris
- dampening down of stockpiles and main traffic areas will take place during dry, windy conditions using a water bowser
- use of mechanical sweeper to remove any mud and dust which may have been deposited on areas of the site trafficked over by HGVs (undertaken on an as and when required basis, which will continue to form part of a site maintenance programme).

In the event that, notwithstanding the mitigation methods proposed, fugitive dust is still being produced to the extent that it is causing concerns outside the site boundary, then additional methods will be considered.

Litter

In the event of any litter becoming airborne and being wind blown around the site, litter will be handpicked at the end of the working day and recorded on a Site Inspection Record/Site Diary.

Vermin

Close visual inspection for vermin/droppings will take place on a daily basis and appropriate traps/enclosed poisons will be utilised in consultation with the LPA's Environment Service.

In summary, the application is relatively straightforward. It involves an industrial use

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continuing within an existing industrial area. There are no third parties affected by the proposal and the expected job creation will benefit the locality. The question the Applicant would therefore pose would be - if B2/waste processing uses are not permitted at a site such as this, where would they be sited?

The required environmental licensing process will provide further detail in terms of the waste processing activity itself at the appropriate time.

Please advise should any further information be required.

Yours faithfully,

C. Jones

C.L. Jones
Director

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