

FULL PLANNING PERMISSION

RECYCLING EQUIPMENT UK LTD - MR GARY SAMUEL
TAYBRITE INDUSTRIAL ESTATE
HEOL Y BWLCH
BYNEA
LLANELLI
SA14 8SU

Application No: **S/33036** registered: 02/12/2015 for:

Proposal : CHANGE OF USE FROM B2 TO WASTE TRANSFER STATION (SUI GENERIS)

Location : SKIP SOLUTIONS, HEOL Y BWLCH, BYNEA, LLANELLI, SA14 8SU

Carmarthenshire County Council HEREBY GRANT FULL PLANNING PERMISSION for the development proposed by you as shown on the application form, plan(s) and supporting document(s) subject to the following condition(s):

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out strictly in accordance with the following documents, unless amended by any following conditions:-
 - Flood Consequence Assessment July 2013;
 - Noise Survey July 2013;
 - Design and Access Statement July 2013;
 - Ecological Assessment September 2013;
 - Mitigation Strategies October 2013;
 - Dust Management Plan October 2013;
 - Email dated 31/10/2013 providing further information regarding highways/transport;
 - Letter clarifying outstanding ecological queries, dated 4/12/2013;
 - GS Doc 1;
 - GS Doc 2 –Waste Planning Assessment.
- 3 The development hereby permitted shall be carried out strictly in accordance with the following drawings, unless amended by any following conditions:-
 - Drawing Number: 216-01-01.D02 – Sections through proposed site remodelling;
 - Drawing Number: 216-01-01.D03 – Proposed Industrial Units Design;
 - Drawing Number: 216-01-01.D05 – Site Location;
 - Drawing Number: 216-01-01.D08 – Sewer Location;
 - Drawing Number: 216-01-01.D09 – Block Location;
 - Drawing Number: 216-01-01.D10 – Walkover Phase 1 Habitats survey;

- Drawing Number: 216-01-01.D11 – Phase 1 Walkover Habitat Survey – Target Notes;
- Drawing Number: 216-01-01.D12 – Additional Detail;
- Drawing Number: 216-01-01.D13 – Proposed Industrial Units design with office space;
- Drawing Number: GS/1;
- Drawing Number: GS/2 (revised version, received by the Authority on 27th November 2015);
- Drawing Number: GS/4.

- 4 Prior to the use of any part of the development hereby permitted, directional signs shall be erected within the curtilage of the site, in accordance with the scheme discharged by planning permission S/30468.
- 5 Prior to the use of any part of the development hereby permitted, directional sign no.2806 shall be erected at the junction of the Bynea Industrial Estate road with the B4297 in accordance with details to be approved by the Local Planning Authority and to the specification of the Local Highways Authority. Such sign shall instruct drivers of all heavy machines to turn right at the junction of the estate road with the B4297 and to proceed south-eastwards to the roundabout junction with the A484.
- 6 The maximum permitted combined total of the number of vehicles to enter or leave the site laden, in any one week period, shall not exceed fifty (50).
- 7 Construction work shall be undertaken in compliance with BS 5228 Noise Vibration and Control on Construction and Open Sites.
- 8 The rating level of the noise emitted from the proposed development shall not exceed the existing background noise level by 5db or more. The noise levels shall be determined at the nearest noise sensitive premises or at another location that is deemed suitable by the authority. Measurements and assessments shall be made in accordance with BS 4142: 1997 Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas. Where the background noise levels shall be expressed as LA90 1hr and the ambient noise levels shall be expressed at LAeq 1hr.
- 9 If the authority notifies that applicant that it considers the noise limits in Condition 8 have been exceeded, the operator shall within a period of 1 month from such notification undertake and submit to the authority a noise assessment conforming to BS 4142: 1997 Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas to determine whether noise arising from development exceeds the level specified in condition 8 above. The assessment shall be undertaken under the supervision of the Local Authority.
- 10 In the event that the level set out in Condition 8 is exceeded then the submitted survey shall also include mitigation measures to ensure compliance with the noise level specified in condition 8. The development shall then be undertaken in accordance with the approved mitigation measures.
- 11 No waste segregation operations shall take place on site outside the confines of the building approved for this purpose.
- 12 A maximum of 100 tonnes of asbestos shall be accepted per annum. No processing or treatment of asbestos shall be permitted at the site.
- 13 Details of the amount of waste processed at the site shall be submitted to the Local Planning Authority for each calendar year and within 3 months of the end of that calendar year. Such details shall specify:-
 - a. The type of waste accepted or processed at the site during the calendar year;
 - b. The quantity of each type of waste accepted or processed at the site during the calendar year.

- 14 The material to be imported for the infilling of the site shall be inert material or material that does not contain any contaminants which would pollute controlled waters. The definition of inert materials is as follows:-

Topsoil, subsoil, brickwork, stone set concrete, clay and silica (excluding finely powdered waste), glass, solid and granular dry materials free from any noxious, poisonous or polluting substance which does not decompose or for any which the environmental impact of decomposition is less than or comparable with that of topsoil and is virtually insoluble in water.

- 15 Operations authorised by this permission, (excluding crushing operations) including vehicles entering or leaving the site, shall be restricted to the following periods:-

- a) 07.00 to 19.00 Monday to Saturday;
- b) 9.00 to 13.00pm Sundays;
- c) And shall not take place on Bank or Public Holidays.

- 16 Crushing operations on the site shall be restricted to the following periods:-

- a) 8.30 to 18.00 Monday to Saturday;
- b) No crushing operations shall take place on Sundays or Bank or Public Holidays.

- 17 The submitted scheme and programme of measures for the suppression of dust (submitted in October 2013) shall be implemented as submitted and complied with at all times.

- 18 The existing trees, bushes and hedgerows within the site shall be retained and shall not be (felled, lopped, topped or removed) in areas outside of the current or succeeding phase of working or tipping without the prior written consent of the Local Planning Authority. Any such vegetation removed without consent, dying, being severely damaged or becoming seriously diseased shall be replaced with trees or bushes of a similar size and species unless otherwise agreed in writing by the Local Planning Authority, in the planting season immediately following any such occurrences.

- 19 The landscaping bund to the south of the site shall be retained throughout the working life of the site.

- 20 No material shall be stockpiled to a height exceeding 4 meters above the adjacent ground level.

- 21 The Flood Warning Plan, approved under planning permission S/30468 shall be implemented in accordance with the approved details at all times during the lifetime of the site.

- 22 The proposed building shall be finished in 'Goosewing Grey' as approved under planning permission S/30468.

- 23 Notwithstanding the details hereby approved a 'set aside' area as shown on plan 216-01-01.D02, (submitted with the letter dated 4th December 2013) shall be provided for wildlife enhancement. The area shall be laid out and prepared in accordance with the applicant's submitted voluntary undertaking of 21 October 2002, prior to the commencement of development on the site.

- 24 No infilling of material shall take place at any time within the 'set aside' area, identified in plan 216-01-01.D02.

- 25 The scheme to eradicate non native species, approved under planning permission S/30468 shall be implemented in accordance with the approved details at all times during the lifetime of the site.

- 26 The development shall be carried out in accordance with the approved scheme 'Ground Investigation Report' approved under planning permission S/30468 at all times during the lifetime of the site.

- 27 The scheme for foul and surface water sewerage disposal, approved under S/30468 shall be implemented in accordance with the approved details (including plan 231-01-03-D11 Drainage Layout, submitted September 2014) at all times.
- 28 No surface water shall be allowed to connect either directly or indirectly, to the public sewerage system.
- 29 All works shall be carried out in strict accordance with the measures detailed in section 4.2 of the mitigation strategies report dated October 2013, and with the measures detailed in the letter dated 4th December 2013.
- 30 All ditches on the site shall be retained, protected and maintained in working order and should they become blocked or cease to work effectively they shall be cleaned out.
- 31 Any on site lighting should be designed in a manner so as not to illuminate the retained habitat area, as detailed on plan 216-01-01.D02.
- 32 The Long term monitoring and maintenance plan approved under planning permission S/30468 shall be implemented in accordance with the approved details at all times during the lifetime of the site.
- 33 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.
- 34 The pollution prevention management plan, approved under planning permission S/30468 shall be implemented in accordance with the approved details (to include the details in the letter dated 24th July 2014) at all times during the lifetime of the site . The details must be efficiently communicated to all contractors and sub-contractors (for example, via toolbox talks) and any deficiencies rectified immediately.
- 35 The scheme to treat and remove suspended solids from surface water run-off during construction works, approved under planning permission S/30468 shall be implemented in accordance with the approved details (to include the details in the letter dated 24th July 2014) at all times during the lifetime of the site.

REASONS

- 1 Required to be imposed pursuant to section 91 of The Town and Country Planning Act 1990.
- 2+3 To ensure compliance with the approved documents and drawings.
- 4-6 In the interests of road safety.
- 7-10 To protect the amenity of any noise sensitive properties in the vicinity of the proposed development.
- 11+12 In the interests of the amenity of the area and of local residents in particular.
- 13 To allow the Local Planning Authority to adequately monitor activity at the site and in the interests of residential amenity.
- 14 The prevention of pollution of the water environment.

- 15+16 To protect the amenity of any noise sensitive properties in the vicinity of the proposed development.
- 17 In the interests of the amenity of the area and of local residents in particular.
- 18 In the interests of site landscaping.
- 19+20 In the interests of the amenity of the area and of local residents in particular.
- 21 To ensure the safety of users of the site in a flood event.
- 22 To ensure compliance with the approved documents and drawings.
- 23+24 To ensure the protection of important habitat features.
- 25 To prevent the spread of any invasive species.
- 26 To ensure that ground conditions at the site are stable and there is no risk of subsidence.
- 27+28 To prevent hydraulic overloading of the sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
- 29-31 To protect the ecology of the surrounding environment.
- 32 To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.
- 33 It is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.
- 34+35 To prevent pollution of controlled waters and the wider environment.

NOTE(S)

- 1 The conditions and notes attached to this permission apply to the whole site, as denoted by the blue line on plan GS/1.
- 2 Natural Resources Wales would like to remind the applicant that the proposed activity may require an environmental permit or registration as exempt from the requirement for a permit under The Environmental Permitting (England and Wales) Regulations 2010. An environmental permit or exemption must be in place before any waste activity takes place on site.
- 3 The proposed development site is crossed by a 700m public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 6 meters either side of the centreline of the public sewer.
- 4 The discharge of domestic foul flows only from the proposed development shall connect to the onsite public combined sewer between manholes SS55981501 and SS55981401.
- 5 The crushing of rock, brick, stone, tiles and concrete is deemed as a prescribed activity and requires a permit from the local authority issued in accordance with the Environmental Permitting (England and Wales) Regulations 2010 (as amended). The operation of a prescribed activity without a permit is an offence. The applicant is advised to contact the Environmental health and licensing department for communities to discuss whether a permit is required for any associated crushing activity.

- 6 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

This application has been determined within the scope of the delegated authority granted to the Head of Planning by the Meeting of Carmarthenshire County Council on 9 July 2003 (Minute No 10 refers).

DECISION DATE: 01/02/2016

SIGNED: *Julian Edwards*

Development Management Manager
for and on behalf of
LLINOS QUELCH, BA (Hons), MSc, MRTPI
HEAD OF PLANNING