



Environmental Management System

**Land off Heol y Glyn
Glynneath
Neath
SA11 5BB**

October 2015

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1. Description of Our Company

Cuddy Demolition & Dismantling Ltd is a private company registered on Companies House with the number: 02892963.

The company operates in the UK in the construction and demolition industry, the company is a member of the Cuddy Group and has implemented the ISO 14001 management plan as well and the WAMITAB waste management protocols.

The operating address of the company is:

Unit 1
Tank Farm Road
Llandarcy
Neath
SA10 6EN

The address for the Permitted activities of 'The Use of Waste in Construction' SR2010No7 is:

Land off Heol y Glyn
Glynneath
Neath
SA11 5BB

1.1. Background to the Permitted Site

Cuddy Demolition & Dismantling Ltd. own a 2.5 Hectare site fronting on to Heol-y-Glyn, Glynneath. The site lies at Ordnance Survey Grid Reference SN 885 069.

The Local Planning Authority, Neath Port Talbot County Borough Council granted planning consent for a residential development on 12 July 2005.

The development proposal comprises the construction of 81 residential units together with three access roads and necessary infrastructure. As part of the development proposal, a road and foul drainage scheme has been designed and legal agreements made to upgrade the public systems into which the services will be connected. As the site is steeply sloping, the construction of the development first requires the formation of a development platform.

As part of these works waste is intended to be reused rather than primary aggregates from quarry sources.

Cuddy have secured a Permit to enable waste to be used as part of the construction of the development.

Permit number: **EPR/GB3493HZ** was issued by Natural Resources Wales on 15th August 2014.

2. Structure and Guidance

1. The Managing Directors, Michael Cuddy and John Cuddy are responsible for all actions and certifications associated with the company Environmental Management System (EMS). If any part of the responsibility for the EMS is delegated or assigned to any employee, it will be documented in element 4.4.1 in the EMS documentation.
2. This manual defines the Company EMS and provides a description of the elements, checklists and resources used by the company.
3. This manual and the elements of the EMS used by Company will be maintained in an electronic document format to the extent possible.
4. Revisions to the EMS are recorded using the following “Record of Revisions” on the bottom of each element in the EMS.
 - Record of Revisions
 - Revision Date Description Sections Affected
5. Cuddy Demolition & Dismantling will conduct one internal audit of the EMS each year during one of their internal safety audits. Third Party audits will be conducted as specified in external agreements or as required by ISO 14001.
6. The Permitted waste operations at Heol Y Glyn will have a full management review at least once each year to cover the procedures and outlines in this EMS. The management review will be briefed to all relevant employees.

3. EMS General Requirements and Scope

Cuddy Demolition & Dismantling will continually improve this environmental management system and provide evidence of how we meet the requirements. The employees will undergo regular training and audits on the site and its activities will be kept on record to aid in future improvements.

4. Environmental Policy

It is our stated commitment is to accomplish a minimum of three goals with this EMS which are;

1. Ensure compliance with all laws and regulations
2. Strive to reduce environmental impacts through pollution prevention and waste management.
3. Use the EMS to achieve continuous improvement in all activities

5. Planning

Planning actions are an integral part of the “plan-do-check “cycle of continuous improvement at Heol Y Glyn. EMS planning involves the use of all elements of the EMS.

5.1 Environmental Aspects

There are many operations and activities associated with the company. These are:

1. Pollution control – All plant and machinery will be properly maintained to ensure there is no risk of polluting the local environment. A new tarmac roadway will be constructed from the main entrance through the site, whilst the imported waste operations are continuing, this will significantly reduce any debris and dirt from wagon tyres polluting the main road and feeding into any of the nearby streams, such as the Nant Gwyddyl. A Plan of the new road is shown in Figure 1.
2. Material Acceptance – Figure 2 includes a table of all of the waste streams that can be accepted at the site. Each potential source of waste will have to meet the required specification in Figure 3, and go through the highlighted procedure before it can be brought to the site. Only the appropriate waste streams will be accepted and further geotechnical and chemical testing will be carried out during the import. Any material that does not meet the required specification will be sent away from the site back to its source.
3. Import of materials – Tipper wagons will enter and leave the site on the designated roads and follow the operative’s instructions as to the unloading and loading of materials. A tarmacked road is due to be constructed through the site to prevent the Heol Y Glyn road becoming polluted by the wagons.
4. Diesel storage and re-fuelling. – A diesel bowser will not be stationed onsite. Instead a wagon will visit when necessary to pull up next to the plant and diesel up the machinery. Spill kits will be used to prevent diesel fuel spilling onto the site and into the local environment.
5. Welfare facilities. – A self-contained welfare unit will be located onsite for site workers when operations are being carried out. The waste from the toilet will be removed by a

licensed waste disposal company and taken offsite. Any electrical equipment in the unit will have valid PAT testing certificates.

5.2 Legal and other Requirements

The site has Planning Consent from Neath Port Talbot Council for the construction of 81 dwellings. A standard rules permit for the use of waste in construction, Permit number: **EPR/GB3493HZ** was issued by Natural Resources Wales on 15th August 2014.

This permit requires an EMS to be in place and cover all associated operations the company intends to carry out on site. Any unauthorised activities will not take place and measures will be put in place to prevent improper site uses occurring.

The records of these permits and regulations will be kept on site and in Cuddy Demolition & Dismantling's office for any employees or auditors to see.

5.3 Objectives, Targets and Environmental Programs

The company is very aware of the environment and negative effects the construction industry can produce. Its employees are highly trained in the operation and use of the plant and heavy machinery and the adverse consequences these operations could have on the environment if uncontrolled.

Cuddy Group are involved in making plant operatives aware of pollution control and prevention and the continuing objective to prevent any activities occurring on site. When operations are being carried out at the site, the supervisor will be carrying out toolbox talks to help the operatives carry out their activities in a safe, environmentally friendly manner.

5.4 Waste Types Accepted

The following waste tables identify the only waste types that can be accepted to the site under the environmental permitting system regulated by Natural Resources Wales.

No materials other than the ones listed in the table will be accepted to the site. The quantities will be restricted to a maximum of 50,000 tonnes of waste per annum.

Waste shall only be accepted if:

- (a) It is of a type listed in table 2.3 of the Standard Rules Permit, Figure 1 of this report.
- (b) It has been identified as a suitable waste type in the approved waste recovery plan.
- (c) It conforms to the description in the documentation supplied by the producer and holder.
- (d) Its chemical, physical and biological characteristics make it suitable for its intended use on the site.
- (e) Any excavated soil from potentially contaminated sites has been shown by prior chemical analysis and assessment to be suitable for the intended use without risk of pollution.
- (f) It is visually inspected on arrival and at the point of deposit to ensure it complies with the standard rules permit.



Figure 1: The Proposed tarmac road within the Heol Y Glyn site to prevent debris runoff onto the Heol Y Glyn road.

Table 2.3 Waste types

Exclusions

Wastes having any of the following characteristics shall not be accepted:

- Consisting solely or mainly of dusts, powders or loose fibres
- Hazardous wastes
- Wastes in liquid form

Waste Code	Description
01	WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS
01 04	wastes from physical and chemical processing of non-metalliferous minerals
01 04 08	waste gravel and crushed rocks other than those mentioned in 01 04 07
01 04 09	waste sand and clays
02	WASTES FROM AGRICULTURE, HORTICULTURE, AQUACULTURE, FORESTRY, HUNTING AND FISHING, FOOD PREPARATION AND PROCESSING
02 02	waste from preparation and processing of meat, fish and other foods of animal origin
02 02 02	shellfish shells from which the soft tissue or flesh has been removed only
02 04	wastes from sugar processing
02 04 01	soil from cleaning and washing beet
10	WASTES FROM THERMAL PROCESSES
10 01	wastes from power stations and other combustion plants (except 19)
10 01 01	bottom ash and slag only
10 01 02	pulverised fuel ash only
10 01 05	gypsum (solid) only
10 01 07	gypsum (sludge) only
10 01 15	bottom ash and slag from co-incineration other than those mentioned in 10 01 14 only
10 02	wastes from the iron and steel industry
10 02 01	waste from the processing of slag
10 02 02	unprocessed slag
10 09	wastes from casting of ferrous pieces

10 09 03	furnace slag
10 10	wastes from casting of non-ferrous pieces
10 10 03	furnace slag
10 12	waste from manufacture of ceramic goods, bricks, tiles and construction products
10 12 08	waste ceramics, bricks, tiles and construction products (after thermal processing)
10 13	wastes from manufacture of cement, lime and plaster and articles and products made from them
10 13 14	waste concrete and concrete sludge
17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)
17 01	concrete, bricks, tiles and ceramics
17 01 01	concrete
17 01 02	bricks
17 01 03	tiles and ceramics
17 01 07	mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06
17 03	bituminous mixtures, coal tar and tarred products
17 03 02	road base and road planings only other than those containing coal tar
17 05	soil (including excavated soil from contaminated sites) stones and dredging spoil
17 05 04	soil and stones including chalk other than those mentioned 17 05 03
17 05 06	dredging spoil other than those mentioned in 17 05 05
17 05 08	track ballast, soil and stones other than those mentioned in 17 05 07
19	WASTES FROM WASTE MANAGEMENT FACILITIES, OFF SITE WASTE WATER TREATMENT PLANTS AND PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION/INDUSTRIAL WASTE
19 08	wastes from waste water treatment plants not otherwise specified
19 08 02	washed sewage grit (waste from desanding) only
19 08 99	stone filter media (if cleaned to remove sewage contamination) only
19 12	wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified
19 12 05	glass
19 12 09	minerals (for example sand, stones)
19 12 12	soil substitutes other than that containing dangerous substances only
19 12 12	treated bottom ash including IBA and slag other than that containing dangerous substances only
19 13	wastes from soil and groundwater remediation
19 13 02	solid wastes from soil remediation other than those mentioned in 19 13 01
20	MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS
20 02	garden and park wastes (including cemetery waste)
20 02 02	soil and stones

Figure 2: Waste Types Accepted at Heol Y Glyn under the Environmental Permit.

Minimum Testing Requirements and Specification for Chemical Quality (all values mg/kg unless specified)	
pH (unitless)	5.5 – 8.5
Polychlorinated Biphenyls (PCBs)	1
TOC (%)	
Total phenol	420
Asbestos (% w/w)	Non detect
Arsenic	43
Beryllium	55
Boron Water Soluble	45
Cadmium	1.8
Cr III	8000
Cr VI	2.1
Copper	500
Lead	450
Mercury (Inorganic)	80
Nickel	230
Selenium	120
Vanadium	18
Zinc	618
Sulphate (g/l)	0.4
Total Cyanide	10
Benzene	0.33
Toluene	610
Ethylbenzene	350
Xylene (o, m & p)	250
Acenaphthene	210
Acenaphthylene	170
Anthracene	2300
Benz(a)anthracene	3.1
Benzo(a)pyrene	0.83
Benzo(b)fluoranthene	5.6
Benzo(ghi)perylene	44
Benzo(k)fluoranthene	8.5
Chrysene	6
Dibenzo(ah)anthracene	0.76
Fluoranthene	260
Fluorene	160
Indeno(123cd)pyrene	3.2
Naphthalene	1.5
Phenanthrene	92
Pyrene	560
Aliphatics > C5-C6	30
Aliphatics > C6-C8	73
Aliphatics > C8-C10	19
Aliphatics > C10-C12	93 (48)
Aliphatics > C12-C16	740 (24)
Aliphatics > C16-35	45000 (8.48)
Aliphatics > C35-C44	45000 (8.48)
Aromatics > C5-C7	65
Aromatics > C7-C8	120
Aromatics > C8-C10	27
Aromatics > C10-C12	69
Aromatics > C12-C16	140
Aromatics > C16-C21	250
Aromatics > C21-C35	890
Aromatics > C35-C44	890
Aliphatic + Aromatic > C44-C70	1200
NOTE: Acceptance criteria based on EA Soil Guideline Values (SGVs) and Generic Assessment Criteria (GAC) from LQM / CIEH PM – Project Manager. Higher PAH and hydrocarbon concentrations may be acceptable following review of TOC / SOM content of candidate material. Specified PAH criteria are applicable to soil with 1% SOM (Soil Organic Matter). Exceedance of Specification may be acceptable following review by PM and consultation with Cuddy and NRW. Material may be rejected even if chemical specification is satisfied if PM considers visual or olfactory observations are unsatisfactory. If material is a waste it must not be classified as hazardous waste. Other parameters may need to be tested and leachate tests performed depending upon soil source.	

Figure 3: Chemical Acceptance criteria for wastes imported to Heol Y Glyn.

6. Implementation and Operation

The company operates under the conditions highlighted in the EMS by ensuring the constant training of the employees in the operation of the site and the safest, most environmentally friendly methods of carrying out all necessary operations.

6.1 Resources, Roles, Responsibility and Authority

The EMS has been written by Cuddy Demolition & Dismantling Ltd who are the land owners and operators of the Heol Y Glyn site. The managing director constantly liaises with the site operatives to ensure the EMS is implemented thoroughly throughout the onsite activities.

6.2 Competence, Training and Awareness

The waste manager for the company, Leighton Hughes is trained under the WAMITAB qualification, he will make one visit to the site each week for a minimum for one hour while the site is operation, this visit will be to ensure operations are being correctly carried out and any waste materials are appropriately controlled. When the site is not operational he will carry out visits once a month. Site operators are trained and competent to operate heavy plant under the CPCS scheme and to operate and recognise any issues with the plant and equipment. This training helps to identify any potential future issues relating to pollution of the surrounding environment or emission problems. All plant, including transport wagons are regularly serviced by the Cuddy Group' qualified fitters. This ensures that emissions are under control and that the machinery is well maintained to prevent leakage or excessive noise.

6.3 Communication

Communication is key to any company. The Managing Director is in direct communication with the site operatives, waste manager and site supervisor. This guarantees that everyone is aware of site activities, changes, issues or improvements and is able to act quickly to control any site issues.

6.4 Environmental Management System Documentation

The EMS will stay on site and in Cuddy Group's office in paper form, as new versions are issued they will replace the old ones. Records of the EMS will be stored on the Cuddy Groups internal servers and issued to any relevant parties upon request. It will be able to be viewed by any member of the Cuddy Group, should they wish to view it.

Safety audits will also be stored on site and on the Cuddy server and made available to anyone within the Cuddy Group.

6.5 Operational Control

Operating techniques and methods will be regularly audited on site and in the office environment to confirm that the operational procedure is complying with all set out in the EMS.

All operations on site will also be governed by Risk Assessments and Method Statements to ensure every possible risk has been identified to all employees and are adequately controlled.

6.6 Emergency Preparedness and Response

Any site issues, such as machinery problems, fuel spillage or unacceptable waste types being brought to site will be immediately reported to the Managing Director and the companies Health, Safety and Environmental Manager will respond by coming out to site to control the situation and put the necessary measures in place to prevent it re-occurring.

7. Monitoring and Measurement

If there is excessive dust or noise being produced on the site then measures will be taken to employ an independent monitoring company to provide records of the activities. If these do not conform to National Standards then operations will be stopped until emissions are reduced and under control.

Should any unacceptable waste be brought to the site, which looks suspicious and has the potential to cause environmental pollution or contamination then samples will be taken for chemical testing and analysis, if it is potentially harmful the waste will be removed from site and disposed of in an appropriate and safe manner.

All plant will be regularly serviced to make sure that all hydraulics and systems are functioning correctly and efficiently, service records of these actions will be kept and stored in the company's main office.

7.1 Non-conformance, Corrective and Preventative Actions

Any non-conforming activities highlighted in the regular company and site audits will be brought to the attention of the Managing Director. It will then be his responsibility to ensure that all employees are adequately briefed and trained in the area of non-conformance. This will enable the employees to learn from any mistakes they may make and continue forwards using the correct working procedures.

7.2 Records

All records related to the EMS, audits and operations at Heol Y Glyn will be stored in the Cuddy Groups office. These records will be filed and available to be viewed by any relevant party.

7.3 Environmental Management System Audit

Cuddy Group's Health, Safety and Environmental Manager carries out twice yearly internal audits of the company, site and the EMS, to make certain that the protocols are been followed in the correct manner. Records are kept of each of these audits and are stored at the company offices.

7.4.1 Audit Checklist

The audit checklist will follow the ISO 14001 regulated series of forms produced by the Cuddy Group. The auditor will follow each of the guidelines strictly to effectively identify any potential problems. This audit checklist will also be regularly viewed by an independent external company. Any issues they highlight will result in changes made to the forms before the next internal audit is carried out onsite. The audit checklist will ensure the guidelines and protocols laid out in the EMS are being adhered to onsite.

8. Management Reviews

The Managing Directors of Cuddy Demolition and Dismantling Ltd certify the adequacy and completeness of activity related to the EMS at each annual management review.

Changes to the EMS are recorded at the end of the EMS under the following headlines:

- Record of Revisions for this EMS Manual
- Revision Date Description Sections Affected

Appendix 1.

WAMITAB Certification



WAMITAB

Waste Management Industry
Training and Advisory Board



The Chartered Institution
of Wastes Management

Certificate No. CCC4045

Continuing Competence Certificate

This certificate confirms that
Leighton John Hughes

Has met the relevant requirements of the Continuing Competence scheme for the
period between 1 March 2009 to 29 February 2012 for the following award(s):

CLR	Contaminated Land Remediation
TMH	Treatment - Hazardous Waste
TSH	Transfer - Hazardous Waste

Awarded: 09/03/2012

Authorised

WAMITAB Director General

CIWM Chief Executive Officer



This certificate needs to be renewed during the period
between 1 March 2012 and 28 February 2014



00016940



WAMITAB

Waste Management Industry
Training and Advisory Board



Qualifications and
Curriculum Authority

National Vocational Qualification

Qualification Title:

Level 4 in Waste Management Operations - Managing Treatment
Hazardous Waste (4TMH)

Qualification Accreditation Number:

10026587

This Certificate is awarded to

Leighton John Hughes

Awarded: 21/02/2008

Serial No: 11370/4TMH/1

Authorised

Lawrence Strong
Director General, WAMITAB

Ray Burberry
Qualifications Manager, WAMITAB



WAMITAB Waste Management Industry Training and Advisory Board, Peterbridge House, 3 The Lakes, Northampton, NN4 7HE
Telephone: 01604 231950 Fax: 01604 232457 Email: info.admin@wamitab.org.uk Website: www.wamitab.org.uk



WAMITAB

Waste Management Industry
Training and Advisory Board



Qualifications and
Curriculum Authority

National Vocational Qualification

Qualification Title:

Level 4 in Waste Management Operations - Managing Treatment
Hazardous Waste (Remediation 4TMHCL)

Qualification Accreditation Number:

10026587

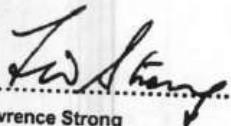
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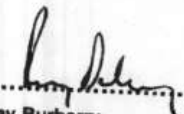
Leighton John Hughes

Awarded: 25/07/2008

Serial No: 11370/4TMHCL/1

Authorised


Lawrence Strong
Director General, WAMITAB


Ray Burberry
Qualifications Manager, WAMITAB



WAMITAB, Waste Management Industry Training and Advisory Board, Peterbridge House, 3 The Lakes, Northampton, NN4 7HE
Telephone: 01604 231950 Fax: 01604 232457 Email: info.admin@wamitab.org.uk Website: www.wamitab.org.uk



Qualifications and
Curriculum Authority

WAMITAB

Waste Management Industry Training and Advisory Board

National Vocational Qualification

Qualification Title:

Level 4 in Waste Management Operations - Managing Transfer Hazardous Waste (4TSH)

Qualification Number:

10026963

This Certificate is awarded to
Leighton John Hughes

Awarded: 07/03/2006

Serial No:113704TSH/1

Authorised

Lawrence Strong
Director General, WAMITAB

Ray Burberry
Qualifications Manager, WAMITAB

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Appendix 2
Site Photographs



Figure 4: Entrance to the site, off Heol Y Glyn road.



Figure 5: The Eastern portion of the site, taken from the entrance.



Figure 6: The Western portion of the site, taken from the entrance.

Appendix 3
Planning Consent

Reference No: P/2003/1330

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995**

APPROVAL OF FULL PLANNING PERMISSION

Name and address of the applicant	Name and Address of the agent
Cuddy Group Limited Tank Farm Road Llandarcy Neath SA106EN	Martin Healer Development Services Nodor House South Road Bridgend Industrial Estate Bridgend

Whereas on the Thursday, 09 October 2003 you submitted an application for the following development:-

PROPOSAL RESIDENTIAL DEVELOPMENT
LOCATION LAND OFF HEOL Y GLYN GLYNNEATH NEATH

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HEREBY PERMITS THE DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH THE APPLICATION AND THE PLANS SUBMITTED THEREWITH, SUBJECT TO COMPLIANCE WITH THE CONDITIONS SPECIFIED HEREUNDER:

CONDITIONS:-

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Continued/-

DECNFA

Reference No: P/2003/1330

(2)No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

(3)The development shall include works for the control of effluent which shall be designed, engineered and maintained in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority to prevent any contaminated surface water drainage from entering a watercourse. The scheme shall be implemented prior to the occupation of each associated dwelling.

Reason

In order to ensure the provision of adequate foul drainage.

(4)Adequate provision, in accordance with a scheme to be first submitted to, and approved in writing by, the Local Planning Authority, shall be made for the drainage of the land. Such scheme shall ensure that proper drainage of any adjoining land is not interrupted or otherwise adversely affected. The scheme shall be implemented prior to the occupation of each associated dwelling.

Reason

To ensure satisfactory drainage.

(5)Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure without the prior grant of planning permission in that behalf other than that granted permission by this consent.

Reason

In order to safeguard the amenities of the area by enabling the local planning authority to consider whether planning permission should be granted.

(6)The integral and attached garages shall not be converted to residential use unless a scheme for replacement car parking has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented prior to the commencement of any conversion works and shall provide for one additional car parking space for each space lost by any conversion works.

Reason

To ensure that adequate car parking provision is maintained within the curtilage of the dwelling in the interest of highway safety.

Continued/-

DECNPPA

Reference No: P/2003/1330

(7) The use of separate garages shall be restricted to the garaging of private motor vehicles and uses incidental to the use of the associated dwellinghouse only and for no industrial, commercial or business use.

Reason

In the interests of amenity and to clarify the extent of this consent.

(8) No dwellings shall be occupied until the necessary on site foul drainage infrastructure has been completed and:

(i) Connected to the existing 375mm public combined sewer at manhole SN86058501 as marked on the statutory sewer record plan (Dwg WW/01 attached; or

(ii) The essential improvements to the public sewerage system, in particular, the combined sewer overflows at High Street Ref: SN87069403, Godfrey Avenue Ref: SN87053901, Chain Bridge Ref: SN86059604 have been completed and this has been confirmed in writing by the Local Planning Authority.

Reason

To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(9) No work on site shall take place on land containing Fallopia Japonica (Japanese Knotweed), Giant Knotweed or any Knotweed hybrid until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the eradication and/or control and shall include details of the method of eradication/control and the timescale involved. The scheme shall be implemented in accordance with the approved details.

Reason

In the interests of ecology and visual amenity.

(10) Prior to the commencement of works, details of the landscaping selection referred to on the submitted plan shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development hereby permitted, whichever is the sooner and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the Local Planning Authority gives written consent to any variation.

Reason

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act, 1990.

Continued/-

DECNFFA

Reference No: P/2003/1330

(11) Prior to commencement of work a ghost island right turn lane shall be provided on Heol Y Glyn in accordance with a scheme which shall first be submitted to and approved in writing by the Local Planning Authority. This scheme shall include street lighting of the junction, anti skid surfacing, high visibility junction signs, slow markings on road etc.

Reason

In the interests of highway safety.

(12) Prior to the commencement of works, the site roads (or roads for any phase of the development agreed in writing by the local planning authority) shall be constructed up to and including binder course and all roads completed prior to occupation of the last dwelling.

Reason

In the interests of highway safety.

(13) Prior to occupation of any dwelling a surfaced and lit footway shall be provided from Heol Y Glyn to the dwelling.

Reason

In the interests of highway safety.

(14) Prior to commencement of any work on the dwellings a scheme for street lighting and road drainage shall be submitted to and approved in writing by the Local Planning Authority and each installed on site in accordance with the approved plans.

Reason

In the interests of highway safety.

(15) All drives/parking spaces shall be hardsurfaced in tarmacadam, concrete or block paving to a maximum gradient of 1 in 9 prior to occupation of that particular dwelling.

Reason

In the interests of highway safety.

(16) Prior to the occupation of any associated dwelling, pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be provided each side of each access and maintained thereafter so that nothing over 600mm in height is erected or allowed to grow within the splay area.

Reason

In the interests of highway safety.

(17) Prior to construction of the access road, a Geotechnical Survey of the ground

Continued/-

DECNPPA

Reference No: P/2003/1330

under the proposed road including boreholes every 10 metres along the centrelines and measures to take account of the findings of the survey on the site development shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety and structural stability, in view of the tipped material on the site.

(18) Notwithstanding the submitted plans, prior to commencing any work on the link to Woodland Park, a scheme shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall show how vehicular access is to be retained to the existing garages, cross sections showing construction details and signing, drainage, lighting and type of bollards proposed in order to prevent general vehicular use of the access. The link shall be provided as per the approved scheme when the cul de sac has been completed to base course level.

Reason

In the interests of highway safety.

(19) Notwithstanding the details shown on the Long Section Drawing 3174 111A, prior to the occupation of any associated dwelling, a near level platform of no greater than 1 in 25 for the first 15 metres shall be created at the junction of road 1 with Heol Y Glyn and the junction of Road 1 with Road 2 with the vertical curve not starting until the first 15 metres has been cleared.

Reason

In the interests of highway safety.

(20) No pedestrian or vehicular access shall be constructed from the properties onto Heol Y Glyn.

Reason

In the interests of highway safety.

(21) Prior to the construction of any retaining wall details shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include engineering calculations.

Reason

In the interests of safety and amenity.

(22) The developer shall ensure that a suitably qualified Archaeologist is present during the undertaking of any ground disturbing works in the development area, so that an archaeological watching brief can be conducted. The Local Planning Authority will be informed, in writing, at least two weeks prior to the commencement of the development of the name of said Archaeologist.

Continued/-

Reference No: P/2003/1330

Reason

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resources.

(23) No surface water or land drainage shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(24) Foul water and surface water discharges shall be drained separately from the site.

Reason

To protect the integrity of the Public Sewerage System.

(25) No trees shall be felled or cut back other than that indicated on the submitted plan.

Reason

In the interest of visual amenity.

(26) Any importation of material shall cease within 12 months of its commencement unless otherwise agreed in writing with the local planning authority: The Local Planning Authority shall be notified in writing when operations commence within 7 days of the commencement of tipping operations.

Reason

In the interest of amenity.

(27) Notwithstanding the submitted plans no development shall commence on plots 24 to 27 until a scheme for their redesign has been submitted to and approved by the local planning authority.

Reason

In the interest of visual amenity

Signed : 

Geoff White – Head Of Planning

Date: 12/07/2005

IMPORTANT NOTES:

(1) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code

Continued/-

Reference No: P/2003/1330

of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2001).

(2) Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(3) Before commencing development, the developer is advised to contact Hyder Network Development Consultants on 01443 331155 in relation to building in the vicinity of a sewer or a connection to a sewer.

(4) The developer is advised that the Council have not consulted the Coal Authority in respect of this application. It is the developer's responsibility to contact the Coal Authority direct to ensure that the site is not effected by past mine workings and therefore to ensure that any development is carried out in a safe manner.

(5) You are advised, in compliance with The Town & Country Planning (General Development Procedure) (Wales) (Amendment) Order 2004, that the following policies and/or proposals in the development plan are relevant to the above conditions as detailed below:

Conditions 1 to 27 ENV17 DDUDP

Conditions 3, 4, 24, 25, 26 E78 BNLP

Conditions 6, 7, 11 to 21 T26 BNLP

Condition 23 E64 BNLP, ENV25 DDUDP

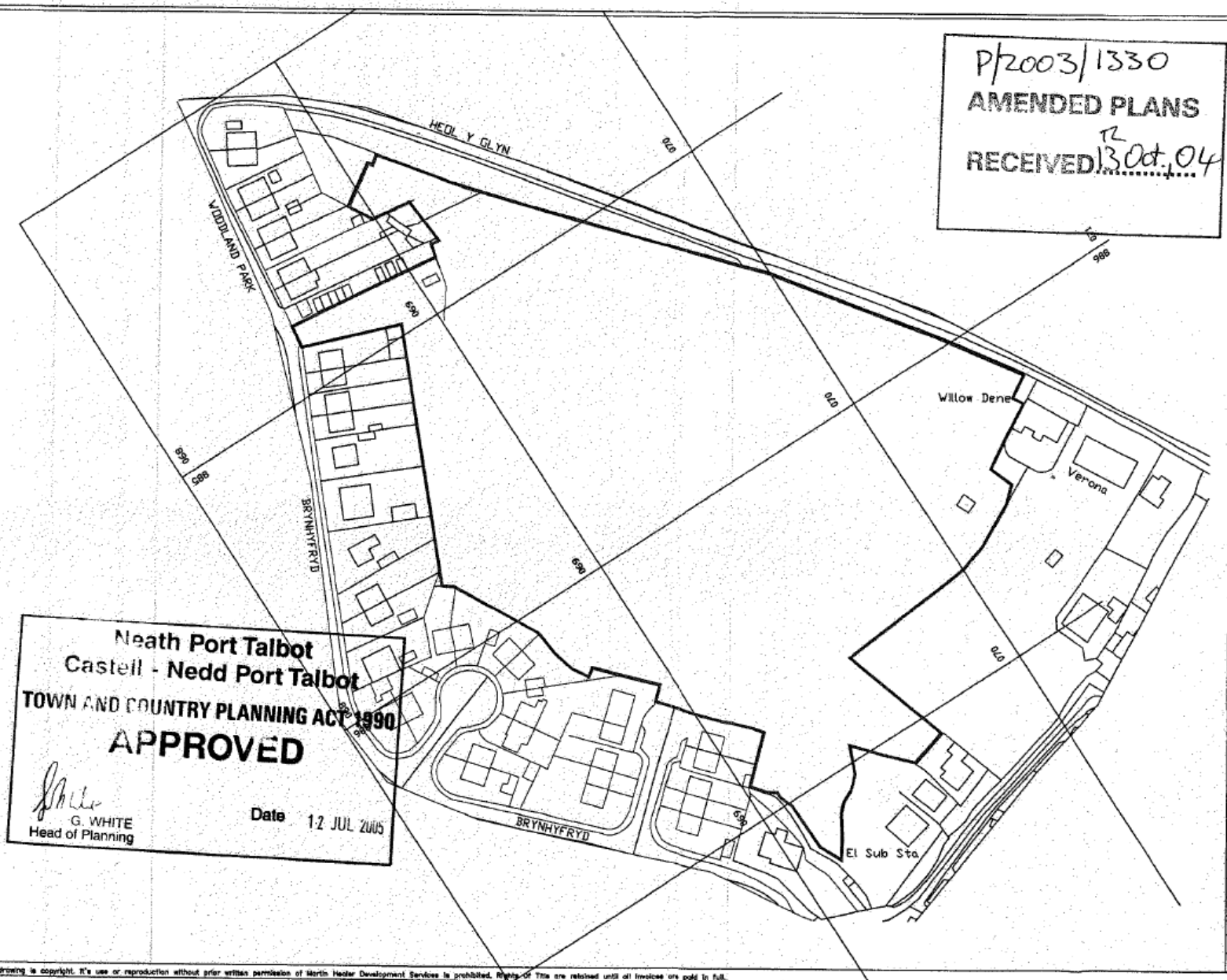
Condition 27 E63 BNLP

(6) Under the 1990 Environmental Protection Act it is an offence to deposit Japanese Knotweed or soils containing Japanese Knotweed, anywhere other than a licensed site. For information on local sites licensed to receive Knotweed, contact the Environment Agency.

(7) You are advised that the trees within the site are protected by a Tree Preservation Order and that further permission will be required if works to trees are proposed in excess of that allowed by this consent.

DECNEPA

P/2003/1330
 AMENDED PLANS
 RECEIVED 13 Oct 04



Neath Port Talbot
 Castell - Nedd Port Talbot
 TOWN AND COUNTRY PLANNING ACT 1990
APPROVED
 G. WHITE
 Head of Planning
 Date 12 JUL 2003

A Boundary line amended subject to future property	
Rev	Description
MARTIN HEALER	
Development Services	
Neder House, South Road, Bridgend Industrial Estate, Bridgend, CF31 3SY	
Tel: 01058 850800 Fax: 01058 855578 e-mail: mhds.design@virgin.net	
Client: Cuddy Group	
Site: Glynneath	
Drawing: Location Plan	
Scale: 1:1250	
Date: 28/05/2003	Drawing No:
Designed by: JD	3174/L
Checked by: LCT	REV A
	File name: 17

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Appendix 4

Standard Rules Permit



Permit

The Environmental Permitting (England & Wales) Regulations 2010

Cuddy Demolition & Dismantling Limited

Land off Heol y Glyn
Glynneath
Neath
SA11 5BB

Permit number
EPR/GB3493HZ

Permit

The Environmental Permitting (England and Wales) Regulations 2010

Permit number
EPR/GB3493HZ

The Natural Resources Body for Wales ("Natural Resources Wales") authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2010

Cuddy Demolition & Dismantling Limited ("the operator"),
whose registered office is

Unit 1
Tank Farm Road
Llandarcy
Neath
SA10 6EN

company registration number **02892963**
to operate waste operations at

Land off Heol y Glyn
Glynneath
Neath
SA11 5BB

to the extent authorised by and subject to the conditions of this permit.

Under regulation 27(2) of the Regulations, standard rules SR2010_No7 are conditions of this permit.

Name	Date
Mutluluk Williams	15/08/2014

Authorised on behalf of Natural Resources Wales

Schedule 1 - Site plan

This is the plan referred to in the standard rules SR2010_No7



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END OF PERMIT