



# CITY AND COUNTY OF SWANSEA

## TOWN AND COUNTRY PLANNING ACT 1990-2004

### GRANT OF PLANNING PERMISSION

TO:  
GRIFFITHS PALLETTS SERVICES LTD  
FORMER J R STEEL WORKS  
BRYNTYWOD  
LLANGYFELACH  
SWANSEA  
SA5 7LE

DATE REGISTERED: 05 June 2007

APPLICATION NO: 2007/1250

APPLICANT: Griffiths Palletts Services Ltd

The CITY AND COUNTY OF SWANSEA, in exercise of its powers under the above ACT, hereby GRANTS planning permission for:

#### SITE LOCATION:

Land at former JR Steel works  
Bryntywod Llangyfelach Swansea

#### PROPOSAL:

Retention of use of land as timber recycling centre including processing of wood, wooden materials, associated plant and machinery and previously tipped inert material together with on site storage of wood chip material, construction of building for the dry storage of recycled wood waste and the creation of a 1m high clay bund around southern, western and northern boundaries of the site

as referred to in your application and shown on the accompanying plan(s), subject to the following condition(s):-

- 1 The development of the building approved under this permission shall be commenced not later than the expiration of 5 years from the date of this planning permission and shall be completed in accordance with the said application plans and conditions prior to any part thereof being brought into beneficial use.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990 and to ensure that the development is completed in accordance with the plans approved by the City and County of Swansea, and so avoid any detriment to amenity or public safety by works remaining uncompleted.

- 2 The whole of the application site shall be provided with a concrete surface and base in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority within 3 month of the date of this consent. The approved details shall be constructed on site in accordance with a phased programme commencing within 1 month of the written approval of the scheme and shall be completed in accordance with the agreed phased programme.

Reason: To prevent the pollution of the water environment either above or below the surface of the site.

Stockpiles of waste wood, wood chip and sawdust shall be stored, treated or produced on concrete slab bases, details of which, together with phased programme of construction, shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the date of this permission. The concrete slabs shall be constructed in accordance with the approved details in the approved phased programme of construction.,

Reason: To prevent the pollution of the water environment .

- 4 All the timber stacks within the site shall have a height not exceeding 5 metres above the finished level of the concrete and each stack shall include height indicators marked clearly at 1m intervals and sited at such locations as to be visible at all times and shall be retained in such areas unless the Local Planning Authority agrees otherwise in writing to any variation.

Reason: To allow the Local planning Authority to monitor the height of the stacks

*Imp surface*

*Activities on concrete*

*Stack height*



- 5 The areas between the concrete bases required by condition 3 above shall have hardcore bases of inert material to a suitable depth to accommodate emergency vehicles and machinery working on site. These works shall be completed in a phased programme to be agreed in writing with the Local Planning Authority. Details of the phased programme shall be submitted to the Local Planning Authority within 2 months of the date of this consent.
- Reason: To ensure that emergency and other vehicles can operate safely once on site.
- 6 Each individual wood, wood-chipped and sawdust stockpile and the stockpiles within the proposed building approved by this consent shall be regularly monitored by a device that measures temperatures within the static piles. Regular records of temperatures shall be kept and made available to the Local Planning Authority as required.
- Reason: To ensure the temperatures within the static wood piles are monitored in order to reduce the risk of spontaneous combustion within the stock-piles.
- 7 The timber stockpiles including the woodchip stockpiles within the new building approved by this consent shall be rotated on a regular basis (based upon a maximum turnover time of 3 calendar months with the sawdust and wood-chip stockpiles having a maximum turnover time of 2 months) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented immediately following receipt of the Local Planning Authority's written approval of the scheme
- Reason: To reduce the possibility of internal combustion of the stacks.
- 8 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, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this contamination shall be dealt with.
- Reason: To ensure that the proposed development will not cause pollution.
- 9 No development approved by this permission shall be commenced until full details of a surface water disposal scheme has been submitted to and agreed in writing by the Local Planning Authority, the scheme shall be submitted within 1 month of the date of this consent. The drainage works shall be fully implemented in accordance with the agreed scheme within 3 months of the written confirmation of the Local Planning Authority and shall thereafter be retained and maintained as such.
- Reason: To provide appropriate surface water drainage within the application site and in order to protect the local environment.
- 10 Prior to being discharged to the surface water sewer system referred to in condition 9, all surface water shall be drained from parking areas and hard-standings and shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Details of the drainage scheme for the parking areas and oil interceptor shall be submitted to and approved in writing within 1 month of the date of this consent. The approved works shall be fully installed within 3 months of the date of approval of the scheme and shall thereafter be retained and maintained to ensure the system works appropriately. Roof water shall not pass through the interceptor.
- Reason: To prevent pollution of the water environment.
- 11 Within 1 month of the date of this permission a scheme for any lighting provision within the site shall be submitted to the local planning authority. The scheme shall include details of the siting and height of the lighting columns, the number of lights attached to each column, the lux values of the lights and the angles of illumination. The approved scheme shall be implemented within 2 months of the written acceptance of the scheme by the Local Planning Authority.
- Reason: To prevent light pollution.
- 12 Within 1 month of the date of this approval a scheme indicating a means of enclosure to the southern, western and northern boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed in accordance with the approved scheme within 4 months of the date of the written approval of the scheme.
- Reason: In the interests of visual amenity and general amenity.



- 13 No deliveries shall be made to or dispatched from the site between 1900 hours and 0700 hours Monday to Friday and 1600 hours and 0700 hours on a Saturday there shall be no deliveries made or dispatches from the site on Sundays, Bank or Public Holidays whatsoever unless the prior written consent of the Local Planning Authority is first obtained for any variation.

Reason: To safeguard the amenities of neighbouring residents.

- 14 Within 2 months of the date of this permission a scheme for the provision of a lorry tyre wash within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the drainage from the tyre wash. The approved scheme shall be installed within 3 months of the date of this consent and retained and maintained as such unless the Local Planning Authority gives its written approval to any variation.

Reason: To ensure the amount of material deposited on the adjacent public highway is kept to a minimum.

- 15 The building identified as 'F' on drawing 78-01-01-07.D02 Rev. No. B and dated 8th November 2007 shall be used for the dry storage of wood chip material only and for no other purpose whatsoever unless the prior written consent of the Local Planning Authority is first obtained for any variation.

Reason: The high grade wood chip produced through the recycling process at the site needs to be stored in dry conditions and this facility has been designed for this purpose and the restriction on the use will allow the Local Planning Authority to exercise control over the future use of the building.

- 16 Within 2 months of the date of this permission a scheme for enclosing the boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented in accordance with the details and time period contained within the scheme. The details required by this condition shall include the provision of tree planting of native species along the northern boundary of the site.

Reason: In the interests of visual amenity and general amenity.

- 17 The areas between the concrete bases required by condition 3 above shall be kept free of any combustible materials at all times.

Reason: To ensure that an element of fire control is achieved between the respective stockpiles of wood sawdust and chipped material stored on site and to allow access for emergency vehicles at all times.

- 18 All vehicles entering or leaving the site shall be sheeted

Reason: To assist in the prevention of possible dust nuisance from the activities associated with the application site.

- 19 The material currently deposited between the River Llan and the proposed 1m (minimum) high clay bund shall be removed within 2 month of the date of this consent and the area restored to its original ground level and retained as such unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that an area free of any development is retained adjacent to the River Llan and to allow for access to the river for maintenance and management purposes.

- 20 The stockpiles of processed wood chip and sawdust shall not be covered with sheeting whatsoever unless previously agreed in writing by the Local Planning Authority.

Reason: Notwithstanding the applicants intention to reduce dust nuisance from the processed woodchip and sawdust, the sheeting of the stockpiles could result in restricted access to the stacks should a fire arise within them and will also restrict the regular rotation of the stockpiles as required by Condition 6 above.

- 21 Prior to the commencement of work associated with the concrete base required by Condition 2 above, a scheme for the provision and implementation of a surface water regulation system, in association with the requirements of a surface water disposal scheme required by Condition 9 above, shall be submitted to and approved in writing by the Local Planning Authority. The agreed works shall be installed in strict accordance with the agreed implementation scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To control increased run off water flows from the site and to control any increased flood risk.

- 22 The proposed bund around the southern, western and northern boundaries of the site shall be completely impervious and shall not contain any discharge points whatsoever.

Reason: To ensure that all drainage is contained within the application site and does not discharge into the Afon Llan to the south of the site.



## INFORMATIVES:

- 1 The development plan covering the City & County of Swansea is the West Glamorgan Structure Plan (Review No. 2), the Swansea Local Plan (Review No.1), the Southern Lliw Valley Local Plan, & the Northern Lliw Valley Local Plan. The following policies were relevant to the consideration of this application Policies EQ1, EQ4, EQ6, EQ8, EQ11 EQ13 and EQ14 of the West Glamorgan County Structure Plan Review No.2 and Policies T6, E8, EQ12 EQ15 and EQ16 of the Southern Lliw Valley Local Plan.)
  - 2 The applicant/developer is advised that there are conditions attached to this permission that require to be discharged within a certain period from the date of consent. Failure to discharge the conditions may render the works unauthorised and thereby open to action by the Local Planning Authority.
  - 3 This consent is issued without prejudice to any other consents or easements that may be required in connection with the proposed development.
  - 4 Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
  - 5 Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste must be licensed waste carriers.
  - 6 The activity of importing waste into the site for use as, for example hardcore, must re-registered by the Environment Agency Wales as an exempt activity under the Management Licensing Regulations 1994.
  - 7 The developer shall comply with the relevant requirements of the Fire Prevention Officer to Mid and West Wales Fire Brigade, (Sway Road, Morriston), and the Head of Environmental Health Services to the City and County of Swansea.
  - 8) The temperature readings referred to in condition No.5 should be taken on a daily basis from at least 8 random points along the length of the stack and at a height of 1.5m above the ground in accordance with best practice.
  - 9 The use of oxy/acetylene and the permitting of smoking in and within 5m of any stack should be prohibited.
  - 10 Physical protection should be provided to prevent heat sources such as electric cables electrical motors and mechanical drive equipment from becoming buried or heavily coated with combustible materials.
  - 11 Accumulations of fine dust particles around process machinery should be removed at least on a daily basis. Where these accumulations are excessive they should be routinely removed.
  - 12 If any abnormal temperature readings are observed or begin to increase, then arrangements must be made to isolate the heated area by removal of wood products or any other combustible material from the immediate vicinity, including adjacent stacks.
  - 13 This development may create a trespass and vandalism risk on the railway. In the interest of promoting public safety a 1.8m high trespass resistant fence should be erected parallel to but separate from the railway fence.
  - 14 The department of transport recommends the provision of a safety barrier adjacent to the railway, alongside all roads, turning circles and parking areas where the railway is situated at or below the level of the development. The safety barrier should be designed to cater for specific loadings dependent on the road traffic anticipated.
  - 15 Additional or increased flows of surface water shall not be discharged onto Network Rail land or into Network Rail's culvert or drains. In the interest of long term stability of the railway, it is recommended that any soakaways proposed within the site shall not be constructed within 10m of Network's Rail's boundary.
  - 16 Any buildings should be situated at least 2m from the boundary fence, to allow for construction and future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take account of the effect of root penetration in accordance with the Building Research Establishment's guidelines.
  - 17 The design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway.
  - 18 Should the development include proposals for external lighting, this may conflict with Network Rail's signalling system. The developers should be required to obtain Network Rail's approval of their detailed lighting proposals.
- Any new trees planted near Network Rail's land should be located at a distance of not less than their mature height from the boundary fence. Details of any planting scheme should be submitted to Network Rail for their prior approval.




- 19 Any culverting of a watercourse requires the prior written approval of the Local Authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991. but add The Environment Agency seeks to avoid culverting and its consent for such works will not normally be granted except for access crossings.
- 20 Carriers transporting waste from the site must be registered waste carriers
- 21 The applicant/developer is advised that any excavations on site must comply with the requirements of the Health and Safety Executive guidance laid down in HS(G) 47, Avoiding Danger from Underground Services.
- 22 Any work taking place in the vicinity of plant owned by Western power is regulated under the Electricity at Work regulations 1989, Health and Safety Act 1974 and the CDM Regulations 94 (as amended).
- 23 The applicant/developer is advised that the use of mechanical excavators in the vicinity of plant owned by Western Power is kept to a minimum. Extreme care must be taken whilst working in the vicinity of WPD Surf Telecom Ducts - hand digging methods are to be used to determine their precise position.
- 24 There are overhead lines crossing the site and compliance with Health and Safety guidance as laid down in GS6 Avoidance of Danger from Overhead Electricity Lines is essential where diversions to WPD apparatus are needed, the costs of these alterations may be charged to the person responsible for the works. Any advice relating to the works associated with Western Power Distribution may be obtained by calling 0845 6013341.
- 25 The applicant/developer is hereby made aware of 'The General Conditions' to be observed for the 'Protection of Apparatus and the Prevention of Distribution to Gas Supplies' attached to this consent.
- 26 The applicant/developer is advised that any vehicle entering or leaving the site that travels over the river bridge that crosses the River Llan should not exceed 40 Tonnes.

**PLANS:**

Additional plan - WS05/08/18R1 Rev A, received 12th July 2007. Amended plan 78-01-01-07.D01 rev A received 12th July 2007. Amended plan 78-01-01-07.D02 rev B received 8th November 2007.

DATED: 11 December 2007

  
HEAD OF PLANNING SERVICES

**PLEASE NOTE:** Your attention is drawn to the attached notes which explain, amongst other things, your right of appeal against this decision.



## **THE APPLICANT'S ATTENTION IS DRAWN TO THE NOTES BELOW**

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval of the proposed development, or to refuse to grant a Certificate of Lawful Use or Lawful Proposed Use, or to grant permission or approval subject to conditions, he may appeal to the National Assembly for Wales in accordance with the Sections 78(1) and Section 195/196 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.

Within six months of the date of this notice (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 02920 825155. The National Assembly has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The National Assembly is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the National Assembly for Wales, and the owner of the land claims that the land has become incapable or reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the County Borough Council, London Borough or County District in which the land is situated, as the case may be, a purchase notice requiring that Council purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the National Assembly on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are out in Section 114 of the Town and Country Planning Act 1990.
4. Further correspondence regarding this application should bear the reference number quoted on the top of the form.
5. Additional details and information on making an appeal to the National Assembly for Wales is available from the Planning Inspectorate at the above address. The relevant documents are entitled "making your planning appeal", and "planning appeals Public Local Inquiries".