

ABERMULE BUSINESS PARK – Q and A's

1. What is the current construction programme for the Recycling Bulking Facility?

The contractor started on site on the 7th October and it is anticipated works will be completed in Summer 2020. The site will then become operational in Autumn 2020. The main groundworks and drainage will be undertaken until Christmas and construction of the new building will start after Christmas.

2. What is the cost of the project?

The current anticipated cost of the project is £4.1m which includes construction costs for the recycling bulking facility and site investigation, surveys, fees, etc for the entire site including the business unit element.

3. Are there flooding issues at the site?

A significant amount of flood modelling work was undertaken during the design phase to show that the site will not be within the River Severn flood zone.

Flood compensation has been provided in the adjacent field to deal with stormwater during significant rainfall events.

During recent heavy rain there was no flooding from the Severn, however, there was water ponding/standing on the site as to date only excavation works have been undertaken and the drainage system is yet to be installed.

4. What is the contamination issue on the site?

Geo-environmental investigations and reporting have been undertaken during the design phase and small areas of the site have been identified as being contaminated with asbestos containing material being dumped there in the past. This material has been there for several years.

The areas have been cordoned off and no work will be undertaken in these areas until a management plan for the removal of the material has been submitted and approved by the contaminated land officer and the Planning Committee. As stated in geo-environmental reports the areas in their current undisturbed condition, as has been the case for some time, pose no significant risk to site operatives or the wider public.

The contaminated material will be removed from site in accordance with the approved management plan. The contractor and site operatives are aware of the contamination and will be responsible for the management plan which will ensure removal of material complies with all current regulations and guidance.

All geo-environmental investigation work, reporting and future proposals have been reviewed and approved by the contaminated land officer and have also been signed off by Planning Committee.

5. Has the recent heavy rain caused contamination issues?

The asbestos containing materials have been on the site for some time and it has been confirmed in the geo-environmental report that the areas identified as contaminated in their current undisturbed condition poses no significant risk to site operatives or the wider public or the wider environment. These areas were not within the standing water during the recent heavy rain.

6. What ecology measures are being undertaken?

Great Crested Newts (GCN) are known to be present in the area and surveys and reporting have been undertaken to support this. An ecology mitigation scheme is being undertaken in accordance with a development licence issued for the site by Natural Resources Wales (NRW). Continual liaison is being undertaken with NRW and us ecologists.

The ponds on adjacent land have been developed to improve the habitat for the newts and the flood compensation area will also be suitable for newt habitat.

Newt fencing which complies with the requirements of the development licence has been erected as part of the mitigation scheme to exclude newts from the site. There seems to be some confusion between the site boundary fencing and internal drift fencing which have different requirements. Fencing considered to be 'incomplete' or in poor condition is remnant sections of internal drift fencing that currently serves no function as a barrier and is not meant to.

The perimeter newt fencing is complete and in good condition and is subject to regular inspections and maintenance, with the exception of the main site access road where a 'return' has been included in the fencing on both sides to provide a barrier to great crested newts. This is standard practice.

The newt fencing will be amended as the scheme progresses, alongside specific construction elements and habitat enhancements.

Suitably qualified ecologists are present on site when required and have delivered thorough toolbox talks to all representatives of the contractor and their vegetation management subcontractor.

Regular project team liaison meetings with NRW are required under the development

licence and these will continue throughout the project.

7. What are the issues commonly perceived from Recycling Bulking Facilities?

- **Wind-blown litter** – any material that can be carried by the wind (paper and plastics) will be unloaded/loaded and stored inside the building to prevent any escape.
- **Odour and attraction of pests** – the main source of odour is the collected food waste. This will be stored securely to prevent the escape of odours. Furthermore, these materials are only stored for two to three days prior to onward transfer. As part of the Natural Resources Wales (NRW) permit, an odour management plan will be required which will be strictly adhered to.
- **Noise** – the only significant noise generated from the site will be when the collection vehicles offload in the afternoon for a few seconds per vehicle. The loading of the glass for onward transport occurs at most three times per week and during working hours. Glass will not be crushed on site.

In accordance with the noise assessment, acoustic fencing will be erected adjacent to Bryn-y-MAs Farm as this is the closest property to the facility. Properties further away do not require mitigation for noise from the bulking facility and the positioning of the building will also shield noise sources.

- **Fire risk** – the building will be constructed to the latest standards in terms of fire resistance and will only store material collected at the kerbside for a short amount of time before being regularly removed for onward transfer and will not be used for processing any forms of recycling. Therefore, there will be limited amounts of materials stored within the building to combust and there are limited ignition sources to enable a fire to start.

As part of the Building Regulations process the Fire Service will be consulted on the final design of the buildings and recommendations will be incorporated as required. The site will be managed by Powys operatives in accordance with a Natural Resources Wales Environmental Permit which will strictly govern operations at the site to minimise any environmental risks. A Fire Risk Management Plan will form part of the NRW permit. An automatic fire alarm system with flame detectors will be installed

within the building to alert staff and emergency services if there is any sign of fire emerging. Firefighting equipment will be available on site and will be regularly inspected.

Prior to the site becoming operational the fire service will be provided with all pertinent information relating to the site to ensure if there are any issues these are dealt with effectively. The Welsh Government and Network Rail who have responsibility for the A483 Trunk Road and the Cambrian Rail Line respectively have been consulted

as part of the planning process and have raised no concerns about fire risks at the facility and the operation of the A483 and rail line.

In the very unlikely event of a significant fire, as with other emergencies such as road traffic collisions, flooding, etc, both the North and Mid Wales Trunk Road Agency and Network Rail have procedures in place to be able to close sections of road and railway and provide alternative arrangements for road and rail users.

As with any other property including farms, businesses, etc, if there are issues with smoke during a fire, the fire service will take the lead in advising residents on actions required, which may range from shutting doors and windows to evacuation in exceptional circumstances. Powys County Council has evacuation plans in place for emergencies and these would be enacted if deemed necessary at the time.

- **Traffic** – the only vehicles that will go through the village will be the collection vehicles that currently collect in that area. Any larger vehicles transporting material away from the site will access via the main trunk road.

A Transport Statement has been prepared which has concluded that the current highway layout, specifically constructed for the business park, is appropriate for the proposed traffic volumes. Welsh Government, who are responsible for the A483 Trunk Road have not raised concerns regarding the site and access.

- **Visual amenity** – the building's impact on the surrounding area was considered as part of the planning process and on balance the development was considered to be acceptable. The landscaping details are yet to be finalised and the council are happy to work with the Community Council to agree an appropriate landscape scheme.

- **Crime** – the site will be secured and monitored by CCTV.

8. What is happening with the business units?

A number of parties have previously been interested in the proposed business units, however, due to the timescales involved and their business demands they have decided to relocate elsewhere.

It is the Councils intention to construct speculative business units and the design process for this is ongoing. A number of parties have declared an interest in occupying units on the site.

9. Is it the ongoing policy/strategy of PCC to build these units on the chance that they might find businesses to occupy these units?

Yes

10. Who is responsible for this initiative/strategy?

The Portfolio Holder for Education and Property is responsible for this strategy.

11. How are these units being marketed? Have you engaged agents? If so, who are they?

No formal marketing has yet been undertaken. The units will be marketed on the Council's own website and on its Zoopla page. There are no external agents appointed. All enquiries received to date have been as a result of publicity surrounding the known purchase and proposed development of the site.

12. How many parties have shown an interest in these units?

The Council has previously received positive enquiries for 4 of the units.

13. How many firm applications from" the interested parties "have you received for these units?

A number of enquiries lead to detailed negotiations around Heads of Terms for four separate units. Unfortunately, due to delays in the Business Park approval process caused by community objections, two of those parties had subsequently made alternative arrangements due to business demands and development timeframes. The other two potential tenants have also had to make alternative arrangements for the same reasons.

14. Where can I find further information?

All information, including drawings, reporting, etc. submitted as part of the planning process can be found at the links below: -

<https://pa.powys.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZUYMPRW184>

<https://pa.powAllinformationapplications/applicationDetails.do?activeTab=documents&keyVal=PINOP6MPHSC00>

<https://pa.powys.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PUQPQEMPH6G00>

<https://pa.powys.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PVLKVNMPHLJ00>

<https://pa.powys.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PMMM5RMPL4100>