

# **PLANNING STATEMENT – ERECTION OF BUILDING FOR THE STORAGE AND MANAGEMENT OF WASTE, PORTHMELLON WASTE MANAGEMENT SITE, ST MARY'S**

## **1. Introduction**

The Porthmellon Waste Management Site is located to the south-east of Hugh Town on the Island of St. Mary's, Isles of Scilly. The site is accessed from Telegraph Road (A3111) turning on to Moor Well Lane and is the principal waste management site for the Isles of Scilly. The site is an operational waste management site.

The site is in close proximity to the Porthmellon Business Park immediately to the North and the residential properties of Hugh Town to the South and West. Further industrial and commercial premises lie to the west of the site.

To the North and East of the site the land is low lying and is an ecologically sensitive wetland area that has been designated a Site of Special Scientific Interest (SSSI). The site is located on alluvium deposits consisting of clay, silt, sand and gravel from the Holocene period and underlain by the Isles of Scilly Intrusion, a granite rock from the Permian – Carboniferous period. The alluvial deposit is classed as a secondary aquifer, but in this case is believed to effectively act as an aquitard with relatively low permeability given the silty clay present. Confined below the alluvium are glacial deposits and granite. A local groundwater abstraction (Joaney's Well) is located within the glacial deposits at a distance of approximately 400 m from the Site. The site does not lie within a Source Protection Zone (SPZ).

Land filling at the site started in 1965 (approximately), with waste tipped directly onto the relatively flat Lower Moors. Wastes accepted at the site include domestic, commercial and industrial waste, including garden, farm and inert waste (demolition materials, rubble and glass). It is understood that historically much of the combustible waste was typically burnt at the site.

Since 1978 the waste has been incinerated and the incinerator ash (IBA) has been deposited at the site. Consequently over time, large stockpiles of IBA have built up across the site. In addition, stockpiles of soil and green waste, loose vegetation, construction and demolition waste and bulky waste have accumulated at the site.

## **2. Redevelopment of Porthmellon Waste Management Site**

The Council of the Isles of Scilly has received funding from the Government Department for Environment, Food and Rural Affairs (DEFRA) to assist in the remediation and the creation of an improved waste management facility at Porthmellon and to deal with the build-up of legacy waste over a number of years. The Council is therefore in the progress of upgrading the Porthmellon Waste Management site to transform it into a modern fit for purpose waste management facility for the future.

Detailed design work has been undertaken to redevelop the site to provide a suitable materials recycling and transfer station, capable of receiving Council collected materials and as a bring site for householders and commercial operators. The design has been progressed to minimise the removal of legacy materials as part of the landfill restoration. Funding has also been secured from DEFRA for the demolition of the incinerator, removing liability for a derelict facility and maximising available

space on site. The target for completion of the new Porthmellon Waste Management site is by March 2016.

A detailed plan has been developed to allow the continued use of the site whilst redevelopment works are carried out. The site will be a multi-purpose site with sufficient space and facilities to process and transfer all the waste streams arising on the islands. The front or western end of the site is intended to be a fully equipped Household Waste Recycling Centre (HWRC) able to recycle the maximum of material delivered by residents. The remainder of the site will be laid to concrete to seal as much of the site as possible and divert surface water from the underlying waste materials.

A key element of the design is to utilise the maximum of the existing materials in its construction, particularly the IBA, construction and demolition, soil and green waste, with the benefit of avoiding the expense of exporting waste and minimising the need to import additional aggregate for the works. Analysis and risk assessments will be undertaken to identify those materials that can be retained on site without any further treatment and those materials that will require some form of treatment, including asbestos containing materials, prior to recovery and use on site.

As part of the sites redevelopment and to improve the management of waste on the islands, a new agricultural style building will be required at the eastern end of the site for the storage and processing activities for up to 200 tonnes of baled waste and recyclates. Due to the size of the building, it requires planning permission and is therefore the only element of this particular application.

The size and design of the building has been dictated by the functional requirement to manage and process the waste streams on the islands and will measure 42m x 22m x 7m tall. By containing the residual and most of the recyclable waste streams in a large building will have benefits for the visual appearance of the site and minimise any localised nuisances such as noise, dust, and smells thereby improving the residential amenities for neighbouring properties. The design of the building is agricultural in terms of its form and use of materials and reflects other buildings on the islands.

Surface Water Disposal: Run off from the roof and hard standing will connect to the drainage system already completed in the development of the Household Waste and Recycling Centre. This is discharged via an interceptor into existing surface water drainage to the North-East of the site. The interceptor will remove debris and silt and in an emergency can be shut off preventing contamination from crossing over the site boundary. Run off from the waste storage areas is drained through another drainage system which leads to the pressurised foul water sewer to the West of the site.

### **3. Impact on the Conservation Area**

In assessing any development proposal to erect a building, account should be taken of the significance of the element affected and its contribution to the significance of the Conservation Area as a whole, or the desirability of enhancing the Conservation Area. The characteristics of the site and surroundings mean that this part of the Conservation Area is capable of accommodating the changes as proposed by this development. Indeed, it is considered that the proposed works to the site, including the new building, provides the opportunity of enhancing this part of the Conservation Area. Indeed, it is considered that the overall redevelopment of the site, including the new building,

would not only preserve the defined character and appearance of the Conservation Area but result in a positive enhancement given the poor appearance of the site.

The redevelopment of the entire waste management site with improved facilities and better landscaping and screening as indicated in the plan attached to this statement. In conclusion, this proposal would not only preserve the character and appearance of the Conservation Area but actually result in an enhancement in accordance with the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **3. Hours of Work and Construction Plan**

In erecting the new building the following hours of work are proposed to minimise any impact on the amenities of the surrounding area:

The maximum working hours permitted shall be:

Monday to Saturday - 0800 to 1800 hrs

Sundays and Bank or Public Holidays - No works involving the use of machinery

The above working hours are for engineering works only. Works outside of the agreed hours may only take place if prior permission is granted by the Project Manager.

The Contractor will carry out works on the site in accordance with the procedures and method statements contained within the Site Closure Plan already approved by the Environment Agency.