

WASTE MANAGEMENT ASSESSMENT

PROPOSED WASTE TRANSFER FACILITY AND ASSOCIATED EXTERNAL SKIP STORAGE - FORMER CAE GLAS MINE, FOCHRIW (JUNE 2026)

1.0 INTRODUCTION

- 1.1 This Waste Management Assessment (WMA) has been prepared by Boardman Planning Ltd. on behalf of Mr T. Rowe in support of a planning application for the change of use of an existing industrial building and associated operational land at the former Cae Glas Mine, Fochriw, to a waste transfer facility with associated external skip storage.
- 1.2 The assessment has been prepared in accordance with the requirements of Technical Advice Note 21: Waste (TAN 21), Planning Policy Wales Edition 12 and the advice provided by Caerphilly County Borough Council through the pre-application process.
- 1.3 This document should be read alongside the accompanying Planning Statement, Transport Statement, Noise Assessment, Green Infrastructure Statement and associated plans.
- 1.4 The purpose of this assessment is to demonstrate the role of the proposed facility within the wider waste management network, establish compliance with Welsh Government waste policy and demonstrate that the proposal represents an appropriate and sustainable location for waste management infrastructure.

2.0 DESCRIPTION OF THE PROPOSAL

- 2.1 Planning permission is sought for the use of an existing industrial building and associated operational yard as a waste transfer facility with associated external skip storage.
- 2.2 The proposal would utilise an existing portal framed industrial building located within the former Cae Glas Mine complex. No significant alterations to the building are proposed and the development would make use of existing access arrangements, hardstanding and operational infrastructure.
- 2.3 Waste materials would be delivered to the site via skip vehicles and commercial operators before being sorted and separated within the existing building.
- 2.4 All waste accepted at the site would comprise non-hazardous and inert waste materials. No hazardous waste would be accepted, stored or processed.

- 2.5 The facility would be capable of handling up to 75,000 tonnes of waste annually, with internal storage capacity of up to 50,000 tonnes per annum.
- 2.6 Sorting activities would be undertaken manually with materials separated into individual storage bays within the building before being transferred to appropriately authorised recycling, recovery and disposal facilities.
- 2.7 The proposal would employ up to five full-time members of staff and operate using existing site infrastructure.
- 2.8 The development would function as a waste transfer station and not as a final disposal facility. Its primary purpose is therefore to facilitate the recovery, recycling and onward management of waste materials within the wider waste management network.

3.0 POLICY CONTEXT

- 3.1 Planning Policy Wales Edition 12 recognises the important role that waste management infrastructure plays in delivering sustainable development, resource efficiency and the transition towards a circular economy.
- 3.2 Technical Advice Note 21: Waste establishes the framework through which waste management proposals should be assessed and seeks to ensure that Wales maintains an integrated and adequate network of waste management facilities capable of managing waste sustainably.
- 3.3 TAN 21 recognises that transfer stations form an important component of the waste management chain through enabling waste materials to be received, sorted, separated, bulked and transferred to recycling, recovery and disposal facilities.
- 3.4 Welsh Government policy requires planning authorities to support the provision of appropriately located waste management infrastructure that contributes towards achieving national waste management objectives.
- 3.5 Policy SP9 of the Caerphilly County Borough Local Development Plan similarly seeks to ensure that adequate waste management infrastructure is available to support the sustainable management of waste throughout the County Borough.

4.0 CONTRIBUTION TO NATIONAL WASTE STRATEGY

- 4.1 The Welsh Government's national waste strategy, Towards Zero Waste, establishes the long-term objective of creating a high recycling society and moving Wales towards a circular economy.

- 4.2 The strategy seeks to minimise waste generation, maximise resource recovery and reduce dependence upon landfill disposal.
- 4.3 Delivery of these objectives requires an integrated network of facilities operating at different stages of the waste management process.
- 4.4 Waste transfer stations perform an important role within that network by enabling waste materials to be received, sorted, consolidated and directed towards appropriate recycling and recovery facilities.
- 4.5 The proposed development would contribute directly towards these objectives through providing infrastructure capable of handling substantial volumes of non-hazardous waste materials and facilitating their onward movement to recycling and recovery facilities.
- 4.6 The proposal therefore supports Welsh Government objectives relating to resource efficiency, diversion from landfill, increased recycling rates and the transition towards a circular economy.

5.0 THE WASTE HIERARCHY

- 5.1 The waste hierarchy forms the cornerstone of Welsh Government waste policy and provides the framework through which waste management proposals should be assessed.
- 5.2 The hierarchy prioritises waste management activities in the following order:
 - Prevention;
 - Preparing for Re-use;
 - Recycling;
 - Other Recovery; and
 - Disposal.
- 5.3 Whilst the proposed facility cannot directly influence waste prevention, it plays an important role in facilitating higher order waste management outcomes.
- 5.4 Waste received at the site would be sorted and separated to maximise opportunities for recycling and recovery before any residual waste is transferred for final treatment or disposal.
- 5.5 The proposal does not involve landfill operations and does not function as a final disposal destination.
- 5.6 By separating recyclable materials from mixed waste streams the facility would enable resources to be retained within productive use and reduce reliance upon lower order waste management options.

- 5.7 The proposal therefore operates towards the upper end of the waste hierarchy and contributes positively towards Welsh Government waste objectives.
- 5.8 No departure from the waste hierarchy is proposed and accordingly no Life Cycle Assessment is required.

6.0 NEED FOR THE DEVELOPMENT

- 6.1 Planning Policy Wales and TAN 21 recognise that the delivery of Welsh Government waste objectives is dependent upon the existence of an integrated network of waste management infrastructure capable of managing waste in accordance with the waste hierarchy.
- 6.2 The achievement of ambitious recycling and recovery targets requires a broad range of facilities operating at different stages of the waste management process.
- 6.3 Waste transfer stations are recognised as essential components of the waste management network because they enable waste materials to be consolidated, sorted and directed towards appropriate treatment and recovery facilities.
- 6.4 The proposed development would provide a facility capable of handling up to 75,000 tonnes of non-hazardous and inert waste annually, thereby contributing additional capacity to the regional waste management network.
- 6.5 Whilst the proposal represents a new commercial venture, the absence of an existing operation does not diminish the need for additional waste management infrastructure. TAN 21 does not require applicants to demonstrate existing contractual arrangements before planning permission can be granted. Rather, it requires consideration of whether a proposal contributes positively towards the provision of an integrated and adequate network of facilities.
- 6.6 The proposal would increase the availability of waste management infrastructure within South East Wales and provide additional capacity for the handling and transfer of waste materials arising from domestic, commercial, industrial and construction activities.
- 6.7 The development would also improve resilience within the waste management network by increasing the availability of transfer and sorting capacity capable of responding to fluctuations in waste arisings and market demand.
- 6.8 The proposal therefore contributes positively towards Welsh Government objectives relating to recycling, resource efficiency, diversion from landfill and the circular economy.

7.0 MARKETS SERVED

- 7.1 The facility would principally serve waste producers, contractors, skip operators, construction companies, businesses and households located within Caerphilly County Borough and the wider Heads of the Valleys region.
- 7.2 The site's proximity to the A465 Heads of the Valleys Road places it in a highly accessible location capable of serving communities throughout the northern parts of South East Wales.
- 7.3 The facility would receive waste materials arising from a range of sources including construction activities, commercial operations, industrial premises and household waste streams.
- 7.4 Recovered materials would subsequently be transferred to appropriately authorised recycling, recovery and treatment facilities operating within South East Wales and beyond.
- 7.5 The proposal therefore forms part of the wider integrated waste management network and would provide additional transfer capacity capable of supporting both local and regional waste management objectives.

8.0 SITE SELECTION AND LOCATIONAL JUSTIFICATION

- 8.1 TAN 21 recognises that waste management facilities often possess specific operational requirements which can limit the range of suitable sites capable of accommodating such development.
- 8.2 Waste transfer stations require substantial operational land, large buildings, suitable HGV access, extensive hardstanding and adequate separation from sensitive receptors.
- 8.3 The application site possesses each of these characteristics.
- 8.4 The site comprises a former colliery complex containing an existing industrial building together with extensive operational hardstanding and established access arrangements.
- 8.5 The proposal makes productive use of existing infrastructure and avoids the need for significant new building works or the development of greenfield land.
- 8.6 The site benefits from established access arrangements capable of accommodating commercial vehicle movements and provides direct access to the strategic highway network via the A465 Heads of the Valleys Road.

- 8.7 The Transport Statement confirms that all HGV traffic associated with the development would travel north towards the A465 and would therefore avoid the weight restricted roads within Fochriw.
- 8.8 The site is physically separated from residential development and benefits from screening provided by existing topography, landform, retaining structures and the existing building itself.
- 8.9 Opportunities to accommodate a facility of this nature within settlement boundaries are inherently limited. Modern waste transfer operations require significant operational areas and generate HGV traffic which may be difficult to accommodate within mixed-use urban environments.
- 8.10 In contrast, the application site already possesses the physical characteristics necessary to accommodate the proposed use without significant environmental impacts or the need for extensive new infrastructure.
- 8.11 The proposal therefore represents a logical and sustainable use of a previously developed industrial site and satisfies the objectives of Policy CW15 and TAN 21.

9.0 NEAREST APPROPRIATE INSTALLATION AND SELF-SUFFICIENCY

- 9.1 TAN 21 promotes the principles of self-sufficiency and the use of the nearest appropriate installation in the management of waste.
- 9.2 The proposed facility would assist in ensuring that waste arising within the local area can be managed within the wider South East Wales region before being transferred to specialist recycling and recovery facilities.
- 9.3 The development would reduce the need for waste to be transported directly over longer distances prior to sorting and separation.
- 9.4 The proposal would therefore contribute positively towards the establishment of an integrated and adequate network of waste management facilities capable of serving local and regional needs.
- 9.5 The development is consistent with the objectives of self-sufficiency and the nearest appropriate installation principles contained within TAN 21.

10.0 OPERATIONAL DETAILS

- 10.1 The facility would employ up to five members of staff.
- 10.2 Waste would arrive at the site in skip vehicles and be sorted manually within the existing building.

- 10.3 Material would arrive primarily via 18 tonne skip lorries before being transferred from the site using larger hook loader vehicles.
- 10.4 The facility would generate a maximum of 40 HGV movements per day.
- 10.5 All loading, unloading and sorting operations would take place within the site.
- 10.6 The proposal does not require the construction of new buildings or significant engineering operations.

11.0 ENVIRONMENTAL CONSIDERATIONS

- 11.1 The proposal has been supported by a range of technical assessments including a Transport Statement, Noise Assessment and Green Infrastructure Statement.
- 11.2 Waste sorting activities would take place within the existing building thereby reducing the potential for environmental impacts.
- 11.3 The accompanying assessments demonstrate that the proposal can operate without giving rise to unacceptable impacts upon highway safety, residential amenity or the wider environment.
- 11.4 The proposal therefore accords with the environmental protection objectives contained within TAN 21.

12.0 CONSULTATION

- 12.1 Pre-application discussions have been undertaken with Caerphilly County Borough Council.
- 12.2 The Council acknowledged that waste management facilities may be acceptable in principle at the site subject to the submission of appropriate supporting information.
- 12.3 This Waste Management Assessment has been prepared in response to that advice and provides the information necessary to assess the proposal against the requirements of TAN 21.

13.0 DECLARATION OF COMPLIANCE WITH THE WASTE HIERARCHY

- 13.1 In preparing this planning application due regard has been given to the Waste Hierarchy established by Article 4 of the Waste Framework Directive and Technical Advice Note 21.

- 13.2 The proposed development supports higher order waste management outcomes through facilitating the sorting, separation, recycling and recovery of waste materials.

Signed: *Chris Boardman* (Boardman Planning Ltd) - June 2026

14.0 CONCLUSION

- 14.1 The proposed development would provide an important component of the waste management network within South East Wales.
- 14.2 The facility would support Welsh Government objectives relating to resource efficiency, recycling, recovery and the circular economy.
- 14.3 The proposal would provide up to 75,000 tonnes of annual waste transfer capacity whilst making productive use of an existing industrial building and associated infrastructure.
- 14.4 The development represents the sustainable re-use of a previously developed industrial site possessing the operational characteristics necessary to accommodate a waste transfer facility.
- 14.5 The proposal accords with Planning Policy Wales, Technical Advice Note 21 and Policy SP9 of the Caerphilly County Borough Local Development Plan.
- 14.6 The development therefore represents an appropriate, sustainable and policy compliant form of waste management infrastructure and should be supported.