WASTE MANAGEMENT STRATEGY

Detailed planning application for a Proposed Green Eco-Heritage Zone and Single Employment Unit with integral offices, new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary development

"The Oaks Site," Oak Road, Wrexham Industrial Estate, Wrexham LL13 9RG

FI Real Estate Management Ltd

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1 INTRODUCTION

1.1 This Waste Management Strategy ('WMS') supports the detailed planning application submitted to Wrexham Council by FI Real Estate Management Ltd ("FIREM") for a Proposed Green Eco-Heritage Zone and Single Employment Unit with integral offices, new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary development. The application site is on land to the south of Oak Road, known locally as "The Oaks site."

1.2 The WMS has been prepared by FIREM and Plan Red Ltd, with support from Hydrauliska Industri AB ("HIAB") as the future occupier of the proposed industrial unit,

Need for this Statement

1.3 Pre application advice provided by the council confirmed the validation needs for the planning application. This confirmed that a waste management strategy would be required.

1.4 The WMS sets out the applicant's proposals for how waste generated when the proposed development is constructed and afterwards when the proposed development is brought into use will be managed, i.e., collected, sorted and recycled or disposed of and whether this will be on or off site.

1.5 The full terms of and effects of the WMS cannot be finalised until such time as the planning application is granted and the development constructed and occupation by HIAB occurs. Nevertheless, the WMS sets out parameters and protocols that will be followed when HIAB is operating the unit.

1.6 It is our expectation that the operational details and requirements of the WMS, including how it will be worked into a more detailed strategy and plan, will be delivered through a suitably worded planning condition.

Scope of statement

1.7 The scope of the statement is as follows:

- Section 2 describes the proposed Development and provides information on FIREM and HIAB.
- Section 3 sets out the waste hierarchy and principles for management and minimisation
- Section 3 covers the management of waste during construction phase
- Section 4 covers the management of waste during operational phase
- Section 5 sets out the waste management strategy and related arrangements
- Section 6 describes waste management options
- Section 7 sets out conclusions

2 PROPSOSALS AND OCCUPANT

Proposals

2.1 The proposed development comprises two key elements as follows:

- High quality Green Eco-Heritage Zone designed to deliver a wide range of environmental, ecology, BNG and heritage benefits so as to deliver the site's designation in the LDP.
- Small, discrete sustainable headquarters building comprising assembly, manufacturing and warehousing elements and offices for HIAB which interacts and makes best use of the proposed green eco-heritage park.

2.2 As the Green Eco-Heritage Zone will not generate waste, we concentrate on the proposed development/single employment unit in this WMS. That is not to say there will be no waste generation from the area, but it will not be significant and most waste will be organic and recycled / composted within the site as part of its wider management and maintenance which will be subject to separate agreement and controls.

2.3 Focusing on the industrial unit and headquarters development for HIAB the attributes are as follows:

- Discrete development site for headquarters facility on 3.6 ha (9 acres) of the overall site.
- Main assembly/manufacturing/warehouse unit.
- Integral offices.
- Internal welfare facilities.
- External caged storage area.
- Fenced test area.
- Separate vehicular access and egress off Oak Road.
- Circulation roads.
- Car parking.
- HGV parking.
- EVCPs.
- Yard areas and unloading/loading bays.
- High quality but discrete means of enclosure.
- High quality drainage/SUDS system.
- Retention of most mature trees on site and new tree planting and landscaping.

2.4 Further details are set out in the DAS by MCAU and planning statement by Plan Red.

Occupant

2.5 HIAB, the abbreviated version of Hydrauliska Industri AB. The company was founded in Hudiksvall, Sweden in 1944 by Eric Sundin, a ski manufacturer. He developed a way to utilise a truck's engine to power loader-cranes through use of hydraulics and went onto introduce what is now regarded as the world's first hydraulic truck-mounted crane (in 1947).

2.6 At the same time in inland, brothers Mikko, Mauno and Martti Terho developed a truck mounted mechanical cable-operated interchangeable platform-loader (cable lift). In 1949 they set up Multilift to manufacture load handling equipment.

2.7 In 1977 the Partek Corporation purchased Multilift and in 1985 bought HIAB through a subsidiary company, Jonsered. It followed this in 1988 by acquiring Loglift, a forestry crane manufacturer. In the late 1990s Partek Corporation restructured itself into an engineering company and made further acquisitions prior to it being acquired by the Kone Corporation in 2002. In 2004 a decision was taken to rename and rebadge all of the load-handling businesses of the overall Kone Corporation as HIAB.

2.8 HIAB is a leading provider of smart and sustainable load handling solutions. The business is committed to delivering high quality designs of its products and services to customers. Its business plan and long term vision is to be the number one deliver of smart and sustainable load handling solutions. Its main stated business purpose is to 'keep everyday life moving to build a better tomorrow.' The business's values are to be 'reliable; caring and pioneering.'

2.9 HIAB is an international company and currently operates the UK, Sweden, Finland, Netherlands, Poland, Italy, Spain, France, Ireland, Brazil and South Korea. Currently, the business employs 4,000 people, working in 15 R&D sites, separate production sites and 62 service centres.

2.10 HIAB UK is involved in selling and servicing the firm's full range of products and currently employs 218 full time members of staff. Jobs/skill sectors range from welders, fitters, engineers, finance, sales and servicing staff.

2.11 The business has a large and loyal customer base including Travis Perkins, Huws Grey, Openreach and many local councils across the UK.

2.12 It currently operates from main centres at Ellesmere in Shropshire, its current UK headquarters, Northallerton, Dudley and Cumbernauld (Scotland). In addition, it operates out of 23 approved service centres across UK and Ireland.

Developer

2.13 FI Real Estate Management Ltd ('FIREM') will be the developer. It will retain a role in the development acting as landlord to HIAB and partnership in the cooperative to maintain and manage the Green Eco-Heritage Zone.

2.14 As background, FIREM was founded by managing director and owner Tim Knowles in 1982 following the acquisition of a property in Chorley formerly used as fishmonger's shop which was converted and rented out as a car valeting business.

2.15 Since then the business has grown incrementally but substantially to the point it is now one of the UK's largest and most established names in commercial and employment property, asset management, development and construction. FIREM manages assets totalling more than £1bn and in 2022 alone signed 102 property/lease deals following 108 deals in 2021.

2.16 The business now controls more than 9.3 million sqm (10 million sq.ft.) of buildings along with an extensive portfolio of land and development sites and has plans to develop a further 4.2m sqm (4.5m sq.ft.) of commercial and employment floorspace, much of which is in a defined pipeline for delivery.

2.17 The business, which also includes FI Facilities Management and FI Construction, has 1,062 tenants UK-wide and employs 300 people plus contractors. Tenants include the Department for Work and Pensions ("DWP"), IBM, NHS, EE, HSBC Bank, Zurich, RSA and American Express as well as hundreds of local businesses and independent traders.

3 WASTE HIERARCHY – PRINCIPLES FOR MANAGEMENT

3.1 The management of waste on site during both the construction and operational phases will adhere to the principles set out in the Waste Hierarchy. Guidance on this is set out in The Guidance on Applying the Waste Hierarchy (January 2012) produced by the Welsh Government.

3.2 Relevant guidance and advice on dealing with waste as set out in the above document will be applied to the project and for each waste stream the opportunities for prevention, reuse, recycling and recovery will be identified and targets will be set accordingly.

Waste Prevention

3.3 Minimising waste production is the simplest way of reducing the need for waste treatment and disposal requirements from the site. Appropriate measures will be applied to prevent the generation of waste.

Waste Reuse

3.4 Reuse will enhance the life of a waste, without the need for treatment. Waste will be used instead of virgin materials where suitable. Re-use is separate to the process of recycling.

Recycling

3.5 The process of recycling involves the conversion of a waste into a new product or raw material. Wastes are sorted, cleaned and processed to produce a product or raw material that can be used in either the original

or in a new process. Value will be added to the product or raw material as it can be used in place of virgin materials in developments or sold.

Other Recovery

3.6 There are a number of other recovery options focussing on the production of energy. Wastes treatment processes available for different wastes include anaerobic digestion (organic matter), incineration with energy recovery, gasification and pyrolysis (organic matter and plastic). These processes produce energy from the waste (fuels, heat and power).

Disposal

3.7 It is possible that some materials may not be fit for reuse/ recycling and, therefore, must be removed from site to appropriately permitted landfill facility. There are three types of landfill:

- Inert Waste – suitable wastes include sub-soil, concrete, bricks, asphalt, glass and stones.
- Non-Hazardous landfill – suitable wastes include metal, plastic, topsoil, insulation, packaging, timber, (plaster may also be landfilled but in a discrete cell away from degradable materials).
- Hazardous landfill – suitable wastes include solvent based paints, contaminated soil, contaminated concrete, treated timber, solvent products.

4 CONSTRUCTION WASTE MANAGEMENT

4.1 The following principles will be adhered to in the construction phase:

Waste Prevention

- Only the required structures and hardstanding will be cleared or demolished.
- Areas of hardstanding or infrastructure may be retained if in a suitable condition.
- Only the required amount of raw materials will be purchased and used within construction.
- A just in time system and will be employed, meaning that only the required amount of material is delivered.
- When ordering materials, the required quantities will be calculated so that only the necessary amount of material will be ordered.
- Materials brought in bulk will be used sparingly to prevent waste, with offcuts used in place of fresh material where possible.
- Excess materials will be returned to the supplier where possible. Engaging with suppliers will allow for purchasing of products that produce minimal waste, e.g. packaging, or waste that can be re-used or recycled.

- The most suitable materials will be chosen for use within the development. Waste will be considered when choosing which materials to purchase.
- Cement and other mixtures will be calculated so that the minimal amount of materials will be used without affecting the quality of the final product.
- Materials will be chosen that will produce minimal waste.
- Modern methods of construction and materials optimisation will be incorporated into the detailed design and implemented on-site to minimise waste arisings.
- Incoming construction materials will be stored in a separate location to wastes.
- The number of stockpiles will be minimised.

Reuse

- Site clearance and ground works will incorporate opportunities to reuse/recycle excavated material where possible.
- Material may be incorporated back into construction as part of ground remodelling works. This may be completed under a Materials Management Plan.
- Excavated materials will be subject to chemical analysis to confirm the degree of any contamination.
- Where excavated materials are determined to be geotechnically and chemically suitable for use, these materials will be stockpiled and reused on-site.
- A soil resource survey may need to be completed at the pre-construction phase to characterise soils and identify whether the soils are suitable for reuse.
- Materials may need to meet certain specifications prior to recovery. For example, bricks must meet necessary standards (BS 3921: Specification for Clay Bricks) if they are to be reused within construction.
- Waste exemptions or regulatory position statements may be needed for the use of waste within construction, such as for the construction of paths or walkways. Consideration will be given to building design when using materials such as timber. Timber will be sourced from sustainable sources, labelled with a certified scheme such as those from the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC).
- Factory assembly processes such as pre-fabrication and panelising minimise waste due to the commercialised “production line” process, where repeated production to a high degree of accuracy leads to a reduction in waste.
- Offcuts and wastes in a condition suitable for reuse should take priority over virgin materials.
- Raw materials and wastes that are suitable for reuse will be segregated to avoid cross contamination with other wastes.

Recycling

- Wastes that are to be recycled will be segregated to prevent cross contamination.
- An appropriate exemption or permit will be sought for any onsite treatment, such as crushing or screening activities.
- Raw materials such as concrete, brick, plastics and insulation will incorporate recycled materials where possible. This will minimise the use of virgin materials within the development.
- Alternative reuse and recycling schemes are available. For example, timber may be provided to projects such as the National Community Wood Recycling Project, who will collect waste timber for reuse or recycling, or sold on to other parties. Paints may be reused at other sites through donation and local reuse schemes.

Other Recovery

- Materials that are to be sent for energy recovery will be segregated to prevent cross contamination.
- Other recovery options should be used to treat wastes which cannot be managed through the options above.

Disposal

- All possible recovery options will be considered before determining that a waste is suitable for disposal.
- The SWMP will record the predicted quantity of contaminated material to be removed from site to authorised landfill and identify appropriate permitted facilities to which the waste can be taken.

5 OPERATIONAL WASTE MANAGEMENT

5.1 The following principles will be adhered to in the operational phase:

Prevention

- A system of waste collection is to be developed for residential wastes that are produced at the development.
- Residents and commercial tenants will be responsible for correct segregation of their waste into the provided bins. Building management staff will oversee the transfer and emptying of bins.
- Building management staff will educate homeowners on their responsibility to manage their waste. Leaflets will be provided to homeowners explaining the bins that are provided in their accommodation, and detail which wastes are suitable for disposal in each bin.

- Adequate space will be provided for the storage of waste, both at internal and external storage areas. The provision of sufficient space and capacity to enable the segregation and recycling of wastes will limit the quantity sent for disposal.
- There will also be internal space provided at building management spaces such as recreational areas and offices, to enable the segregation of recyclables and general waste into relevant bins. Communal bins at indoor or outdoor storage areas will be provided with signage. The provision of a clear visual guide will prevent cross contamination of waste streams.

Reuse

- Wastes will be reused where possible. To promote reuse, schemes may be developed involving residents and tenants of the development and external organisations.
- Reuse could be undertaken under a community reuse scheme, or through donations of items such as household appliances, bulky items e.g. furniture, and clothing to projects or charity.
- Collection boxes may be located at the development for the collection of reusable items such as textiles and clothes. Signage would be provided detailing the relevant items, collected on behalf of organisations or charities.
- Clothes and bulky items may be directly reused at the development, and food waste may be composted at a communal area.

Recycling

- The recycling of wastes will not be directly undertaken at the development. Wastes will be segregated and collected for recycling.
- Containers and bins must be provided to allow for storage of recyclable wastes.
- All tenants must commit to segregating wastes that are produced. Recyclables will be stored in separate bins to general wastes.
- Separate waste storage areas will be provided for both residential and commercial properties.

Other Recovery

- Other recovery options should be used to treat wastes which cannot be managed through the options above. Wastes will be collected by waste management services and sent to facilities such as anaerobic digestion plants and energy from waste facilities as relevant for energy recovery.
- Recovery schemes may be developed such as a community composting scheme, which would allow for food and garden waste to be recovered (project viability would depend upon the availability of space and potential amenity issues).

- All possible recovery options will be considered before determining that a waste is suitable for disposal.

Disposal

- Where it is not practical to recover energy from wastes, they will be disposed of at a suitably an authorised landfill.
- Non-recyclable wastes for disposal will be segregated to prevent cross contamination.

6 WASTE MANAGEMENT STRATEGY (HIAB)

6.1 The proposed new headquarters unit at the site will consist of a single unit to be used by HIAB for assembly / production, storage and warehousing and offices. As a consequence, the waste generated by the different functions and operations planned to be contained within the proposed unit will differ.

6.2 HIAB has considerable experience of managing its waste and this is the case with regard to its current UK headquarters at Ellesmere in Shropshire. Indeed, it is a company with significant sustainability and environmental accreditations and regarding its operational ethos. Regardless of this, as FIREM will also be the developer and the holder of the development post its construction, it will also play the role of landlord. Because of this it can be confirmed that HIAB will be required to:

- Collect and manage its own waste.
- Follow industry standards and related regulations relating to the collection, storage and management of waste generate on the premises.
- Wherever possible HIAB will be required and encouraged to recycle waste.
- Management and securing of waste will be required and will be the responsibility of HIAB.
- HIAB will also be required to dispose of waste including transportation off site for disposal, processing, or other process.
- The lease will cover the matter of waste and how it will be managed on and off site.
- Failure of abide by the terms of this aspect of the lease agreement will be managed and dealt with accordingly by the landlord.

6.3 The general waste management strategy for the proposed development, which will be embedded in the lease, will be based on the premise that HIAB arranges / deals with all aspects of waste collection on site, on site storage, processing on site and collection of waste for processing off site as necessary and general management of all waste material and products.

7 WASTE MANAGEMENT OPTIONS (HIAB)

7.1 The waste that will be generated by HIAB will be directly dependent on the planned operations and business activities of the company.

7.2 The final detailed strategy will be agreed once planning permission is granted and the incoming tenant has a better idea of what waste will be generated and how it plans to deal with it but it is expected that this will be a detailed strategy for waste collection and processing to be organised by the HIAB estate management team.

7.3 This can be delivered through use of relevant planning condition/s.

7.4 It is envisaged through that the detailed strategy will confirm what and where waste will be stored, how and how regularly it will be collected and from where. It is likely that collection will be from a designated area within the site. A collection schedule will be presented which will be employed.

8 CONCLUSIONS

8.1 This Waste Management Strategy sets out the applicant's initial proposals for how waste generated by the proposed occupier of the employment unit will be managed for collection and disposal, on and off site.

8.2 The unit itself will be conventional but high quality industrial unit with integral offices with a dedicated service yard/areas, car parking, HGV manoeuvring and servicing facilities and internal and external areas were waste is expected to be stored. It is expected that most waste generated will be stored internally. All waste will be required to be stored in secure covered mobile waste bins.

8.3 The management of waste on site during both the construction and operational phases will adhere to the principles set out in the Waste Hierarchy applying in Wales. The waste hierarchy will be applied to the project and for each waste stream the opportunities for prevention, reuse, recycling and recovery will be identified and targets will be set accordingly.

8.4 The WMS sets out proposals, proposals that are strategic plans in principle, for how waste could be dealt with during the construction phases of the development and also for the operational stages of the development. It also includes initial, more detailed and specific, ideas for how waste arising from the proposed industrial development could be dealt with and managed.

The full details and actual requirements of the WMS cannot be finalised until such time as planning permission is granted and HIAB has planned in greater detail how it will use and operate its new headquarters and production facility. Nevertheless, the WMS sets out parameters and protocols that will be followed when it occupies the new unit. It is our expectation that this will be delivered through planning conditions attached to a grant of planning permission.