



WASTE MANAGEMENT PLAN

Prepared in support to a Hybrid Planning Application for a New Business Park at the
Bridgeway Centre, Wrexham Industrial Estate

On behalf of FI Real Estate Management Ltd

NOVEMBER 2024

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1 EXECUTIVE SUMMARY

- 1.1 Wrexham Industrial Estate is a strategically important employment area and its location makes it highly accessible to Wrexham and the wider North East Wales employment market. It provides considerable on-going potential as a focus for investment for the provision of employment floorspace and employment opportunities.
- 1.2 Wrexham Council has an acknowledged need for more employment development and related floorspace to support existing and encourage the creation of new businesses and enterprises. This will involve the expansion / redevelopment of existing sites and the development of suitable new modern industrial units that are fit for purpose. This will enable developments to flexibly accommodate a range of enterprises to support growth in this sector.
- 1.3 Wrexham Industrial Estate is one of the best established locations to provide such development / floorspace; indeed it is imperative that investment is made to ensure there is a supply of job opportunities in growing industrial sectors.
- 1.4 Reuse of existing employment sites serves planning policy objectives and encourages the regeneration and re-use of existing brownfield sites which are still suitable and needed for new employment uses.
- 1.5 The application site is currently not well used. It is inefficiently laid out. Its existing buildings and units are old, outdated and fail to meet needs of both current and potential future occupiers.
- 1.6 The site provides potential for redevelopment for a range of industrial units (Use Classes B1, B2 and B8) for which there is a strong demand at the site / Wrexham Industrial Estate.
- 1.7 The proposed development will improve and contribute significantly to the supply of industrial units serving the local and sub-regional area and meet related demand.
- 1.8 The development can be built so that waste generated during construction can be collected and disposed of or processed satisfactorily including as per relevant regulations and policy require. This will also be the case regarding waste that will be generated by businesses that will occupy the proposed units once they are built and brought into use. How this be managed is set out in this Waste Management Plan.

2 INTRODUCTION

- 2.1 This waste management plan (“the plan/WMP”) has been prepared by Plan Red and FI Real Estate Management Ltd (“FIREM/applicant”) in support of FIREM’s planning application to Wrexham Council (“council”) for hybrid planning permission for detailed and outline planning permission for new employment development, circulation, revised access arrangements, ecology mitigation and ancillary development (“proposed development”) at the Bridgeway Centre off Bridge Road at Wrexham Industrial Estate, Wrexham, LL13 9QS (“application site”).
- 2.2 Further details on the planning application and the proposed development are set out in the Design and Access Statement by MCAU and Planning Statement by Plan Red both submitted in support of the planning application.
- 2.3 The WMP 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.
- 2.4 The full terms of and effects of the WMP cannot be finalised until such time as the full list of occupiers of each individual unit is known. Nevertheless, the WMP sets out parameters and protocols that will need to be followed when potential occupiers discuss occupying units and leases for individual units are being drawn up.
- 2.5 It is our expectation that the operational details and requirements of the WMP will be delivered through a suitably worded planning condition.

3 PROPOSED DEVELOPMENT

- 3.1 Specifics of the layout and design of the proposed development are shown through the pack of application drawings and are also described in detail in the DAS by MCAU and the Planning Statement by Plan Red.

Overview

- 3.2 The proposed scheme is for the redevelopment of all but one of the site's existing blocks of units to provide for 8 new blocks of development subdivided into smaller units all for employment uses.
- 3.3 The block being retained is as Block B. This is the block that is located in the north eastern sector of the site facing towards Coed Aben Road. It is in use for retailing and food and drink uses.
- 3.4 The new blocks of development are Blocks C to J. Each will provide a range of different sized units. All are for employment defined as uses falling within Use Classes B1, B2 and B8.
- 3.5 The proposals include a modified and improved access off Bridge Road, new circulation roads, dedicated commercial / HGV servicing and car parking along with landscaping.

Proposed layout

- 3.6 The proposed layout of the new development is shown in Figure 1. More detail is available in the Design and Access Statement and other drawings prepared by architects, MCAU.

Proposed development

- 3.7 The main elements of the development proposal comprise:
- Delivery of development on an area of up to 3.4 ha
 - Delivery of 8 new blocks containing up to 44 units (Blocks C to J) for employment uses with a combined floorspace of 7,760 sqm (3,760 sqm net additional)
 - Retention and refurbishment of retail, food & drink units within Block B (combined 674 sqm floorspace)
 - Improved main access off Bridge Road with new internal layout and circulation road network including HGV turning

- Retained accesses retained off Coed Aben Road and Bridge Road to serve Block B and link through to Blocks C to E with new internal circulation road network serving these blocks



Figure 1: Proposed Plan (dwg 1182-02-002 Rev P23)

- Pedestrian route network through site allowing all blocks to be accessed
- Dedicated small yard area for each unit within Blocks C to J
- Up to 201 car parking spaces serving Blocks B to J, including 22 accessible spaces and 6 EV charging spaces
- Two cycle stores for up to 44 bicycles
- Landscaping
- New SUDS drainage
- Ancillary infrastructure, utilities and services

Delivery

- 3.8 Development will be phased and the hybrid application seeks detailed approval for Blocks C to E with retention of Block B and outline approval (all matters reserved except for access) for Blocks F to J. The Planning Statement provides more information on delivery and phasing.

Blocks / Units Floorspace Details

- 3.9 Total employment floorspace (Use Classes B1, B2 and B8) is up to 7,760 sqm GIA. The net change in employment floorspace is +3,760 sqm GIA. All existing provision has been demolished through separate prior approval applications secured since the application was originally submitted in 2022. Only Block B is retained for retail, food & drink uses (674 sqm combined floorspace).
- 3.10 Previous configuration provided 22 commercial units in B1, B2 or B8 use. Proposed configuration will provide up to 44 units in a range of unit sizes set out in submitted plans.

4 WASTE HIERARCHY – PRINCIPLES FOR MANAGEMENT & MINIMISATION

- 4.1 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.
- 4.2 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

- 4.3 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

- 4.4 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

- 4.5 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

- 4.6 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

4.7 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.

5 MANAGEMENT OF WASTE DURING CONSTRUCTION PHASE

5.1 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 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.

6 MANAGEMENT OF WASTE DURING OPERATIONAL PHASE

6.1 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.

7 WASTE MANAGEMENT PLAN AND RELATED ARRANGEMENTS

- 7.1 The proposed new Bridgeway Centre Business Park will consist of a range of new employment units and small retail / service units.
- 7.2 As a consequence, the waste generated by the different blocks of development / units proposed across the site will differ depending on the type and size of operation.
- 7.3 Regardless of this, as the applicant 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 all prospective tenants will be required to:
- Collect and manage their own waste.
 - Follow industry standards and related regulations relating to the collection, storage and management of waste generate on their premises.
 - Wherever possible tenants will be required and encouraged to recycle waste.
 - Management and securing of waste will be required and will be the responsibility of tenants.
 - Tenants will also be required to dispose of waste including transportation off site for disposal, processing, or other process.
 - Leases will cover the matter of waste and how it will be managed on and off site.
 - Failure of abide by the terms of these aspects of a lease agreement will be managed and dealt with accordingly by the applicant/landlord.
- 7.4 The general waste management plan for the proposed development, which will be embedded in leases, will be based on the following options:
1. Estate joint waste collections – Industrial
 2. Estate joint waste collections – Retail
 3. Tenant own waste collections – Industrial

8 WASTE MANAGEMENT OPTIONS

Estate Joint Waste Collections – Employment / Industrial Units

- 8.1 The waste that will be generated by the various industrial units will be dependent on the type of operations and business that let the new units.
- 8.2 The final strategy will be agreed once the various tenants are in place, but it is expected that Blocks C to J will have a joint strategy for waste collection organised by the estate management team.
- 8.3 A separate strategy will be agreed for Block B. This has been separated off from Blocks C to J as this block will be used differently and largely for non-employment uses.
- 8.4 The strategy is for the waste to be stored within each unit and brought out to the front of the unit for collection on an agreed day. The collection schedule will have to vary dependent on the type of operations operating in each unit. The type of bin will again be dependent on the type of operation.

Estate Joint Waste Collections – Block B

- 8.5 Block B, with exception of the demolished wing, is being retained in the present retain unit configuration and existing occupiers. A new waste strategy for Block B will be developed once detailed proposals for its refurbishment / reconfiguration is taken forward which may change the range of occupiers and uses from that at present. The new strategy will be based on the type of business operation in each unit.
- 8.6 The existing tenants are a mix of local and regional or national operators with different requirements for waste collection. For example, national operators often have a company strategy and existing agreements in place for waste management / collections on national contracts which are applied universally.

Tenant Own Waste Collections – Employment and Industrial

- 8.7 The larger industrial units proposed under the proposed development are expected to organise direct agreements and arrangements with waste collection companies. The type and frequency of the collections will be tailored to the nature of the business that will rent the units.

- 8.8 The final strategy will be agreed once the various tenants are in place, but it is expected that most of the proposed blocks of development will organise direct agreement for waste collections.
- 8.9 The strategy is for the waste to be stored within each unit and brought out to the front of the unit for collection on an agreed day. The collection schedule will have to vary dependent on the type of operations operating in each unit. The type of bin will again be dependent on the type of operation.

9 CONCLUSIONS

- 9.1 This Waste Management Plan sets out the applicant's initial proposals for how waste generated by the proposed occupiers of the redeveloped commercial and employment units at Bridgeway Centre will be managed for collection and disposal, on and off site.
- 9.2 The proposed development is for a modern high quality business park (Bridgeway Centre Business Park). The business park development will deliver development on an area of up to 3.4 hectares. It will comprise development of 8 new blocks containing 44 units (Blocks C to J) for combined employment / commercial floorspace of 7,760 sqm, (3,760 sqm net additional floorspace). The proposals involve the retention and refurbishment of Block B containing retail and food and drink uses (retained combined floorspace 674 sqm GIA).
- 9.3 The units themselves will be conventional industrial units of varying floorspaces as set out above. They will have dedicated yard areas, car parking, HGV manoeuvring and servicing facilities and internal and external areas where waste is expected to be stored. It is hoped that most waste generated will be stored internally. All waste will be required to be stored in secure covered mobile waste bins.
- 9.4 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.
- 9.5 The WMP sets out proposals, proposals that are 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 development could be dealt with and managed. The full details and actual requirements of the WMP cannot be finalised until such time as the full roster of occupiers of each individual unit is known. Nevertheless, the WMP sets out parameters and protocols that will be followed when leases for occupiers are being drawn up. It is our expectation that this will be delivered through planning conditions attached to a grant of planning permission.