



CYRCHFAN  
**WILDFOX**  
RESORTS

---

CWM AFAN  
AFAN VALLEY

# Condition 10 Waste Management Plan

ANTUR BYD NATUR  
NATURE'S ADVENTURE

[WWW.WILDFOXRESORTS.COM](http://WWW.WILDFOXRESORTS.COM)



# 1.0 INTRODUCTION

## BACKGROUND

- 1.1 Stantec UK Limited (Stantec) has been appointed on behalf of the Wildfox Resorts Group Ltd (herein 'the Applicant') to prepare a Waste Management Plan (herein the 'Plan') to support the Reserved Matters Application in relation to the proposed Wildfox Resort at Afan Valley, Neath Port Talbot (the 'Site') to provide an adventure resort ("the Proposed Development").
- 1.2 Specifically, this Waste Management Plan seeks to inform the discharge of Condition 10 of the Outline Planning consent (Application No. 2018/0493).
- 1.3 Neath Port Talbot Local Plan Policy W3 states the need to demonstrate that provision has been made for the design, layout, storage and management of waste generated by the Proposed Development both during construction and operational phases.

## PROJECT BACKGROUND

- 1.4 In January 2022, outline planning permission (ref. P2018/0493) with all matters reserved was granted by Neath Port Talbot County Borough Council following the completion of a Section 106 planning obligation. The outline planning application was supported by a comprehensive suite of technical documents and indicative plans demonstrating how a sustainable development could be achieved at the Site.
- 1.5 The Committee Report dated 12 October 2021 concluded that the development would create a *'sustainable model of development with a strong focus on environmental and social governance, and the creation of additional pathways and opportunities for work, and to add genuine value to help transform Afan Valley and its communities'*.
- 1.6 As demonstrated in this Waste Management Plan and in the other supporting documents, the development proposed follows the overall parameters and principles established by the outline planning permission.

## SITE DESCRIPTION

- 1.7 The Site is located approximately 8 km northeast of Port Talbot in South Wales, at central Ordnance Survey Grid Reference SS 85696 95540. The Site is located between Cymmer, Croeserw and Caerau, in the Afan Valley.
- 1.8 The Site presently comprises areas of grassland and heathland.
- 1.9 A site Location Plan is provided in **Appendix A**.

## CONDITION 10

- 1.10 **Condition 10** is as follows:

*"As part of the first reserved matters application for each phase of development as agreed under Condition 7, a Waste Management Plan for the control, management, storage and disposal of any waste material generated by the development for that particular phase shall be submitted to and*

*approved in writing by the Local Planning Authority. All waste shall be treated in accordance with the agreed waste plan for that phase. The plan shall be implemented as approved.*

*Reason: To ensure the appropriate disposal of any waste arising from the development in terms of protection of the environment and to ensure the sustainability principles are adopted during development and complies with Policy W3 of the Neath Port Talbot Local Development Plan (2011-2026) - adopted Jan 2016”.*

## PURPOSE OF THE PLAN

- 1.11 This Plan has been developed in order to discharge Condition 10, as described above.
- 1.12 The Plan examines the relevant waste policy that needs to be considered and estimates the levels of waste expected to be generated, in addition to proposing waste management strategies through the construction and operational phases of the Proposed Development. This Plan will demonstrate a clear understanding of the expected waste types that will arise, and how they will be managed, which will help to reduce both environmental impacts and costs.
- 1.13 Site Waste Management Plans are not mandatory in Wales but are considered good practice. A Site Waste Management Plan (SWMP) will be produced for each phase of the Proposed Development. This plan will ensure that the waste management principles set out are followed appropriately. An outline SWMP is provided in **Appendix B** and can guide the preparation of the SWMP. This is to be taken forward by the Principal Contractor.
- 1.14 Consultation with the Local Planning Authority and relevant Waste Collection Authority is encouraged. Stantec has attempted consultation with the local waste department. This falls under the control/jurisdiction of Neath Port Talbot Council.
- 1.15 However, there has been no response to communication emails sent on 11<sup>th</sup> and 17<sup>th</sup> August 2022, or a phone call on 14<sup>th</sup> August 2022. As a result, standard industry recognised benchmarks have been used as appropriate, and best practice measures followed.
- 1.16 The Plan is set out in the following format:
- **Section 2: Site in Context** – introduces the Proposed Development context and development proposals;
  - **Section 3: Policy and Legislative Background** – details the relevant legislation, policy and guidance required to be considered for both construction and operational phases;
  - **Section 4: Excavation and Construction Phase** – summarises the main principles associated with waste management and identifies the expected waste arisings from the construction phase;
  - **Section 5: Operational Phase** – describes the on-site requirements for the storage and collection of waste from the Proposed Development during its operation;
  - **Section 6: Roles and Responsibilities** – a definition of the responsibilities for waste management on site; and

- **Section 7: Summary** – summaries the findings and presents the steps required to take waste management forward in the development process.

## 2.0 SITE IN CONTEXT

### INTRODUCTION

- 2.1 This section introduces the context of the Site, including explaining the site location, description and development proposals.

### SITE LOCATION

- 2.2 The Site comprises approximately 132.5 hectares of former forestry plantation land to the north of Caerau, Afan, Port Talbot. The Site is set at the southern edge the Afan Forest Park, approximately 15km to the north of Bridgend.
- 2.3 The Site is bound to the north and east by the A4063 and associated settlements of Cymmer and Croeserw. To the south, the site is undefined. To the west, the site is defined by boundary between the former forestry plantation (within the site) and wider setting of pasture land further to the west.

### DESCRIPTION OF DEVELOPMENT

- 2.4 The Proposed Development has received outline permission for the following:

*“Outline planning application (including access) for a proposed adventure resort comprising 600 no. lodges/apartments, 100-bed hotel with associated spa, central plaza containing restaurants, leisure activities and shops, adventure activities and associated buildings (including X-sports, alpine/ski, forest activities and Trax & Trail), restaurants and associated administration and maintenance buildings and parking for approx. 850 cars, plus associated landscaping, drainage and engineering operations including re-profiling of land, boundary treatment, retaining structures, external lighting and CCTV, and diversion of public rights of way.”*

### THE PROPOSED DEVELOPMENT

- 2.5 Details on the Proposed Development can be found within the Planning and Compliance Statement submitted with the planning application.

## 3.0 POLICY AND LEGISLATIVE BACKGROUND

### INTRODUCTION

- 3.1 This section provides a review of relevant policy and guidance in relation to waste to allow it to be appropriately considered within this Plan.

### NATIONAL POLICY

- 3.2 **The Welsh Government's Towards Zero Waste (TZW) Strategy (June, 2010)** is the overarching waste strategy for Wales and describes a framework for resource efficiency and waste management between now and 2050. The strategy outlines the actions that need to be taken if Wales is to reach its ambition of becoming a high recycling nation by 2025, and a zero waste nation by 2050.
- 3.3 The Waste Hierarchy (demonstrated in **Figure 3.1**) runs throughout this policy and ranks waste management options according to what is best for the environment.
- 3.4 TZW outlines challenging targets that all Local Authorities must achieve which not only focus on achieving high levels of recycling, but also exceed the EU landfill diversion rates. The strategy also outlines preferred methods of collection and treatment of waste and recycling and seeks to stem the growth of waste.
- 3.5 **The Waste (England and Wales) (Amendment) Regulations 2014** place a duty on waste producers and all handlers of waste to manage waste in accordance with a hierarchy of options where this achieves the best overall environmental outcome. Therefore, as a producer, the operator/residents of this development must endeavour to reduce, sort and separate waste – for example, by separating the recyclable from the non-recyclable waste - before placing out the residual waste for disposal (or potentially energy recovery).
- 3.6 These regulations also aim to improve the quality and quantity of material being collected for recycling by placing a duty on waste collectors to enable recyclable material (particularly glass, paper, plastics, and metal) to be collected separately where it is necessary to support the recovery of high-quality recyclables and where this is technically, environmentally or economically practicable (TEEP). Although this duty is specifically on the collectors of waste, it is important for any new development to consider the logistical impacts of separating out these materials.

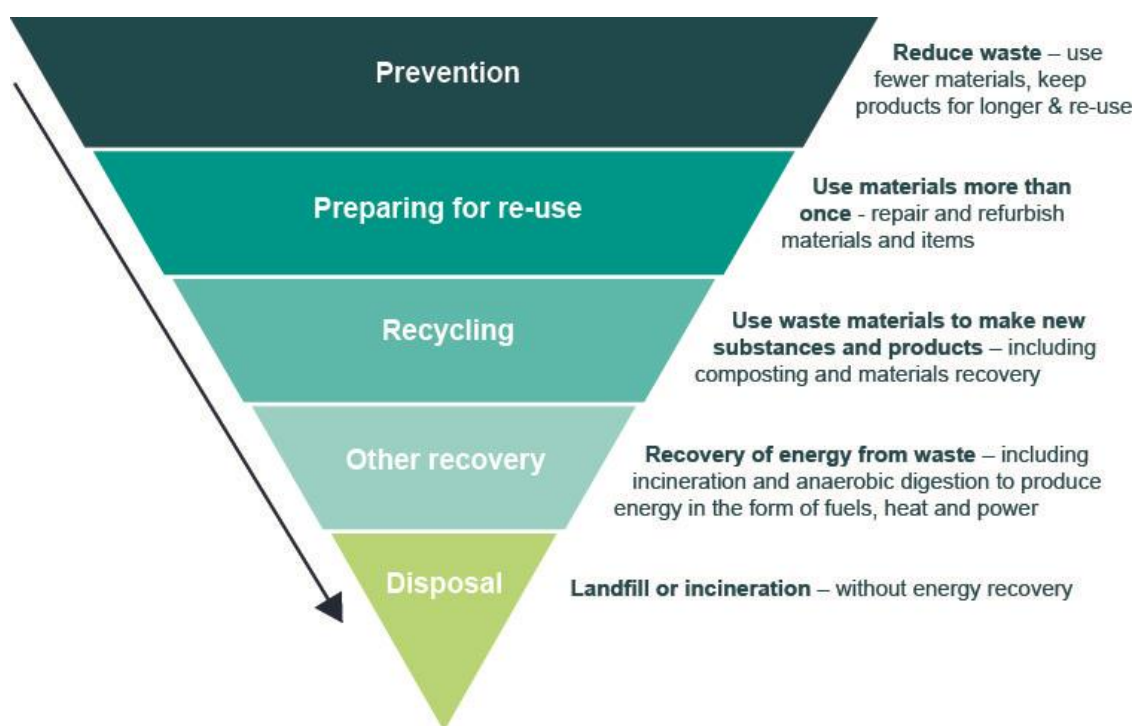


Figure 3-1: The Waste Hierarchy, Defra 2011

3.7 **Planning Policy Wales Edition 11 (2021).** Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.

3.8 Paragraph 5.12.2 states that:

- *‘Planning authorities should consider both design choices and site selection and treatment as part of assessing development proposals and encourage a shift towards embedding circularity in the flow of materials. Measures which prevent waste arising include reducing the quantity of wastes produced, the reuse of products, extension of the lifespan of products and considering how materials within a site can be incorporated into new development. Where waste is produced it should be kept separate for reuse or recycling. All opportunities should be explored to incorporate re-used or recyclable materials or products into new buildings or structures.’*

3.9 Paragraph 5.12.9 states that:

- *‘Adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design and, where appropriate, layout of any development as well as waste prevention measures at the design, construction and demolition stage.’*

3.10 Paragraph 5.13.5 states that:

- *'The waste hierarchy provides the key starting point for all types of waste management proposals. However, consideration of the hierarchy should be set against the wider social, economic, environmental and cultural factors which are relevant in any given case. Waste prevention and approaches towards encouraging reuse and recycling should be considered at an early stage as part of materials choices and design.'*

## **LOCAL POLICY AND GUIDANCE**

3.11 This section summarises the relevant policies in relation to demolition, construction, and operational waste applicable to the site.

3.12 The Site falls within the Waste Planning and Waste Disposal Authority of the Neath Port Talbot Council (NPTC).

### **NEATH PORT TALBOT COUNTY BOROUGH COUNCIL LOCAL DEVELOPMENT PLAN 2011-2026 (ADOPTED 2016)**

3.13 The Local Development Plan (LDP) sets out the core policies and objectives for Neath Port Talbot. These range from policies concerned with community wellbeing, economic, environment, transport and accessibility as well as distinctiveness of the region.

### **Policy W3 - Waste Management in New Developments**

3.14 This policy relates to all new built development including residential, industrial, commercial and retail. Early consideration of the waste management needs for any proposal is essential to ensure planning for waste is considered at the outset.

3.15 Proposals for new built development will need to demonstrate that provision is made for the design, layout, storage and management of the waste generated by the development both during the construction phase and occupation. The following proposals will be required to produce Site Waste Management Plans:

- Residential development for 50 or more dwellings;
- Industrial or commercial development that would generate in excess of 1,000 tonnes of waste per annum;
- Development that would generate hazardous waste.

3.16 Where appropriate, Site Waste Management Plans will be required which would state how the waste will be dealt with. An assessment of the waste generated by the development will be required at the planning application stage

## Policy SP19 Waste Management

- 3.17 Provision will be made for the delivery of an integrated network of waste management facilities through the following measures:
- Continuation of the treatment of waste arisings at the Materials Recovery and Energy Centre;
  - Identification of preferred sites for in-building waste treatment capacity;
  - Continuation of the disposal of residual non-hazardous waste and inert waste at Pwllfawatkin landfill site;
  - Ensuring that provision is made for the sustainable management of waste in all new developments.

## 4.0 EXCAVATION AND CONSTRUCTION PHASE

### INTRODUCTION

- 4.1 During excavation and construction, materials recovered from on-site works may be suitable for reuse on site, reducing the costs of transportation and procurement of virgin materials. This, combined with considerate design practice, will help to minimise construction waste in line with the Waste Hierarchy.
- 4.2 No demolition will occur on site. Excavation will occur in order to level the site.
- 4.3 This section sets out the waste management principles for the excavation and construction phase of the development.
- 4.4 A Site Waste Management Plan (SWMP) will be produced for the Proposed Development. This plan will support the waste management principles set out in **Section 4.2** are followed appropriately. An outline SWMP is provided in **Appendix B** and can guide the preparation of the SWMP. This is to be taken forward by the Principal Contractor.

### WASTE MANAGEMENT PRINCIPLES

- 4.5 This section of the Plan introduces the principles of ‘best practice’ waste management. These should be applied to the Proposed Development
- 4.6 Overall, the hierarchy of waste management will be adopted, in accordance with national and local policy requirements. The waste management methods in order of preference are as follows:
- **Waste Prevention** – Through good design and procurement mechanisms.
  - **Preparation for Reuse** – To provide design features to the Proposed Development to use materials in their current state and form, this can occur either on or off site.



- **Material Recovery** – By using waste materials found on site and recycling / recovering them into an alternative form that can be used for construction purposes.
- **Other Recovery** – Energy recovery from biodegradable or combustible materials.
- **Disposal** – The least preferred option where the waste stream would be subject to a final disposal route, such as landfill

## TARGETS

- 4.7 The Proposed Development will aim to meet the target of 90% diversion from landfill of all construction waste.
- 4.8 Achievement of this target can be checked throughout the construction of the Proposed Development, through the monitoring and review processes set in **Section 4.28**, by the Principal Contractor and the Applicant.

## PROCUREMENT

- 4.9 The procurement and delivery of materials will be managed by a Principal Contractor, as necessary, to support material usage optimisation and minimisation of waste quantities.
- 4.10 The Principal Contractor will evaluate the use of materials required throughout the construction process and identify where there is the potential for returning unused materials to the supplier under a buy-back scheme, as necessary. An example of a method to reduce over-ordering is to focus on accurate ordering (accurate material requirements, realistic wastage rates).

## EXCAVATION

- 4.11 Due to the requirement for site levelling, excavation will also be required during the construction phase
- 4.12 It is anticipated that the key excavation activities are likely to include:
- Clearance in line with the application proposals; and
  - Earthworks and site preparation.
- 4.13 Cut and fill balance calculations will be completed as the design progresses and further detail becomes available.
- 4.14 Excavated soil will either be reused on Site as fill or will be sent off Site and dealt with appropriately. Excavated material generated by the construction phase will be subject to waste regulatory controls and permits. If the soil is reused on site, the appropriate and relevant environmental permit considerations will need to be explored.
- 4.15 If contaminated soils are excavated, where appropriate, a solution will be sought to treat and reuse within the site.
- 4.16 Levels of excavation are not considered further within this plan but should be recorded within the

live SWMP as the Proposed Scheme progresses.

## CONSTRUCTION

4.17 It is anticipated that the key construction activities are likely to include:

- Construction of building foundation, structure, cladding and glazing and internal walls and partitions;
- Construction of roads and pathways;
- Installation of fixtures, fitting and building services;
- Utility diversions, upgrades and connections; and
- External landscaping, highway, car park areas and drainage works.

4.18 Given the nature of the Proposed Scheme, materials required for the construction are unlikely to be particularly scarce or environmentally sensitive, nor is the Proposed Scheme likely to result in materials becoming scarce. Consideration should be given throughout the design process to the specification of suitable materials, including their sustainability and environmental implications, to support an environmentally sensitive and high quality development. As a result, the Proposed Scheme is not likely to have any significant effects in relation to materials.

4.19 By quantifying the waste predicted to be generated, it is possible to assess quantities of waste that can be reused and recycled, and benchmarks set to reduce or eliminate volumes of waste entering landfill.

## CONSTRUCTION WASTE

4.20 Predicted estimated waste arisings have been calculated using the accommodation schedule, as shown in **Table 4.1**. The estimated waste arising from the construction of buildings at Proposed Development has been calculated using established national SmartWaste benchmarks based on the Building Research Establishment's (BRE) Smart Waste Benchmark Data (BRE, 2017)<sup>1</sup>.

4.21 The total Gross Internal Area (GIA) floor area has been taken from the development schedule for the Proposed Development.

*Table 4.1: Estimated Waste Arisings from Construction of the Development*

Development Type	Total GI Area (m <sup>2</sup> )	Estimated Waste Volume (t)*
<b>Total</b>	360,89	7,597

*\*differences occur due to rounding and excludes waste arisings related to earthworks and strategic infrastructure*

4.22 Waste from the construction of the Proposed Development is estimated to be a total of approximately 7,597 tonnes. However, this quantity will be confirmed within the SWMP, once a

<sup>1</sup> SMARTWaste BRE Benchmark Data – Issued October 2017

Principal Contractor has been appointed.

- 4.23 At this stage, no detailed bill of quantities for building materials has been drawn up for the Proposed Development. Assumptions have therefore been made based on the building use schedule and using typical construction waste composition data.
- 4.24 Construction is anticipated to be carried out over a 2-year period, resulting in per annum construction waste of approximately 3,798 tonnes.
- 4.25 An estimated breakdown of construction waste types based on the detailed composition is shown in **Table 4.2**.

*Table 4.2: Estimated breakdown of construction waste*

Volume (t)	
Material / Development	Total
Bricks	73
Tiles and Ceramics	0
Concrete	2,457
Inert	2,877
Insulation Materials	2
Metals	95
Packaging Materials	64
Plasterboard / Gypsum	61
Binders	0
Plastic (excluding packaging waste)	67
Timber	329
Floorcoverings (soft)	0
Electrical and Electronic Equipment	0
Furniture	0
Canteen / Office / Adhoc Waste	47
Liquids	0

Volume (t)	
Material / Development	Total
Oils	0
Bituminous Mixtures	175
Hazardous Waste	12
Other Waste	238
Mixed Construction and / or Demolition Waste	1,092
<b>TOTAL</b>	<b>7,579</b>

- 4.26 The waste estimations presented in this section do not account for measures that should be incorporated to reduce waste produced during construction, for example through design and procurement. Waste management principles to reduce and manage waste arisings are proposed in **Section 4.2**.
- 4.27 Approximately 12t of hazardous waste material is estimated during construction works. This estimate comes from a standard assumed construction waste composition. It would likely to arise from 'generic' building materials (adhesives etc) that may be classed as hazardous waste, as well as removed coal (as set out in **Section 4.15**).
- 4.28 A specific Hazardous Waste Management Plan (HMWP) could be developed by the Principal Contractor/s to seek that this is minimised wherever possible and it is dealt with in accordance with relevant policy and guidance.

## MONITORING AND REVIEWING

- 4.29 Waste arisings will be monitored and reviewed by the Applicant through the mechanisms of the SWMP. The volume/tonnage of waste generated (or sent off site) as well as the percentage or volume/tonnage reused, recycled or disposed will be recorded throughout the construction phase.
- 4.30 The developer and the Principal Contractor are responsible for ensuring that the SWMP produced is reviewed and updated accordingly at regular intervals, and as necessary throughout the construction phase. The Principal Contractor will provide a monthly report to the developer (as applicable) on the progress of the Waste Management Plan.
- 4.31 The SWMP is a live document and should properly record all waste arising from the site and will be a key tool in being able to evidence this.



## 5.0 OPERATION PHASE

### INTRODUCTION

- 5.1 This section sets out the storage requirements for the operational phase of the Proposed Development.
- 5.2 Commercial waste and recycling streams will be generated by the operation of the Proposed Development. A considered approach to the operation and servicing of waste will be crucial for effective and efficient design and operation.
- 5.3 It is important that the design of the Proposed Development provides sufficient and secure space for the storage of waste and recycled materials prior to collection and for these storage areas to be accessible by refuse vehicles.

### TARGETS

- 5.4 The Welsh Government's targets for the recycling of waste is 70% recycling by 2025 for waste from households and commercial and industrial businesses<sup>2</sup>.
- 5.5 The Proposed Development is aiming for zero operational waste to landfill across the entire development. This would be achieved through adherence to the Waste Hierarchy described above and at **Figure 3.1**. This also adheres to and supports the above Welsh Government's target by maximising recycling rates.
- 5.6 The following provides the waste management and disposal strategy for the site:
- All food waste will be segregated and sent to an anaerobic digestion plant to make biogas. Several anaerobic plants are located in the near vicinity to the Proposed Development;
  - Glass waste will be kept in a separate bin and then transported to nearby recycling facility;
  - All green waste will be composted on site; and
  - Zero operational waste to landfill. Waste will instead be sent to energy from waste recovery facilities.
- 5.7 Achievement of these targets can be checked throughout the operation of the Proposed Development, through the monitoring and review processes set in **Section 4.28**, by the Principal Contractor and the Applicant.

### COMMERCIAL WASTE

- 5.8 This section details waste management storage, collection and servicing strategy for the site.

---

<sup>2</sup> Beyond Recycling - A strategy to make the circular economy in Wales a reality. Available online at: <https://gov.wales/sites/default/files/publications/2021-03/beyond-recycling-strategy-document.pdf>

- 5.9 There are a number of commercial uses associated with the Proposed Development. These include the following:
- 570 lodges;
  - 50 bed hotel, including ground floor 'Hub' (food plaza);
  - Arrivals Building;
  - Forest Hub, Summit Hub, Rock and Wild and Wildfox Mountain (all providing indoor and outdoor sporting equipment, retail and other food uses);
  - Spa; and
  - Staff Compound
- 5.10 A UK based resort consultant familiar with this scale of development has provided waste management assumptions, including the number of bins required per building and the average site movements per day required to collect waste from their respective points of generation.
- 5.11 Assumptions have been informed by previous case study experience at other similar sites and are believed to be suitable for the Proposed Development and include sufficient flexibility to accommodate potential changes to separation and collection requirements.
- 5.12 Although it is not possible to identify the specific composition and quantities of the commercial waste likely to be generated, the commercial waste generated by the lodges and hotel use is likely to be 'residential like' non-hazardous waste and recycling.
- 5.13 At this point, there is no information on the commercial end users of the other uses located within the Proposed Development, such as retail units, restaurants and street food uses. The specific arisings of these commercial waste streams will not be known until the occupiers are identified.

## **LODGES**

- 5.14 The Proposed Development will provide 570 Holiday Lodges. This is equivalent to 1,329m<sup>2</sup> (GIA) of floor space.

### **Internal Storage**

- 5.15 Each lodge will have 3 internal waste storage containers. The 3 bins will provide segregated storage for general waste, co-mingled recycling and food waste, thus ensuring high levels of waste separation.
- 5.16 It is recommended that no individual bin should have a volume less than 15 litres and that a minimum total capacity of 60 litres is provided. As an example, kitchen units could be designed with drawers or containers. Food waste bins can also be provided as counter top bins.

### **External Storage and Collection**

- 5.17 Externally, 1 consolidated bin store will be provided for every 10 lodges. There will therefore be circa 60 consolidated bin stores in total across the entire Proposed Development.

- 5.18 Each bin store will be a minimum of 5 x 5m<sup>2</sup> and will enable sufficient flexibility to contain separate collection bins for dry recycling, food waste, residual waste and glass collection.
- 5.19 Waste storage containers will be in the form of sealed scavenger proof bins.
- 5.20 The consolidated bin stores for the lodges located across the site are shown on the Masterplan, reference number 21055 (05) 104.
- 5.21 Lodge guests will be required to transfer and carry the internal bins to these external bin stores as and when necessary (most likely at the end of a lodge occupation, or when individual bins are at full capacity). No lodge guest will be required to walk more than 185 metres to a bin store.
- 5.22 The grounds maintenance personnel will then collect from each of the consolidated bin stores on a daily basis, using a small electric refuse collection vehicle (RCV), accessible within a 10m drag distance (from bin store to where ground maintenance personal can collect on the RCV).

### **WILDFOX HOTEL**

- 5.23 The Wildfox Hotel is anticipated to provide a 50 bed hotel, equivalent to 10,003m<sup>2</sup> (GIA) of floor space. Rooms will be a mixture of double, twin, superior double, junior suite, suite and apartments.
- 5.24 The ground floor of the hotel is also anticipated to include the following primary uses (among others):
- Reception Desk and welcome area;
  - Fitness Centre;
  - Business Centre;
  - Wildfox Food Village and 'The Den,' including flexible seating spaces, bars, restaurants, show kitchens and retail uses;
  - Cinema room;
  - Bike hire and store;
  - Other, such as administration office, housekeeping and staff canteen.

### **Internal Storage**

- 5.25 Waste will be generated from both the hotel rooms themselves and the ground floor commercial uses.
- 5.26 Waste from the hotel will be segregated at source, and split into general waste, recycling, food waste and glass collection.
- 5.27 Waste will be collected and transported by the hotel staff team from the point of generation directly to the waste storage area where it can be safely stored prior to collection from the ground maintenance personnel.

- 5.28 The dedicated waste storage area has been provided on the lower ground floor of the hotel. This is located within the under-croft on the same floor level as the car park.
- 5.29 A goods lift, which is accessible from the ground floor of the hotel, travels directly into the bin store at the lower ground floor. The hotel staff will use this lift to transport waste directly to the bin stores.

### **External Storage and Collection**

- 5.30 The lower ground floor bin stores for the hotel is shown on the Proposed Lower Ground Car Park Plans, reference number 21055 (05) 120 and 121, and the Proposed Ground Floor (Piazza Level) Plan, reference number 21055 (05) 122.
- 5.31 Waste storage containers will be in the form of sealed scavenger proof bins with a range of containers enabling adequate management of recyclable, food and general waste.
- 5.32 The bin store under-croft provides an access method for larger RCV to collect directly from the hotel if required. This therefore provides flexibility, and means the waste generated by the hotel can either be collected by the grounds maintenance personnel and stored within the staff compound area until collection, or it can be collected directly by an external contractor RCV and managed offsite. The collection method, once confirmed, will be consistent with the Site Movement Strategy.
- 5.33 The specific number of bins required within the lower ground floor bin storage area will be dependent on the frequency of collection that is agreed between the hotel operator and their chosen contractor.

### **OTHER COMMERCIAL USES**

- 5.34 The Proposed Development is anticipated to provide the following commercial, retail and businesses uses across the entire site:
- Arrivals Building
  - Rock and Wild (including reception and staff area, restaurants, bars, coffee shops, retail, e-sports lounge, indoor water park and associated leisure changing rooms, storage rooms and activity areas);
  - Wildfox Mountain (including reception and staff area, retail and food uses, party room, soft play, climbing, bouldering and skate area and staging areas);
  - Wildfox Spa;
  - Summit Hub (including zip wires, coffee shop and activity desk);
  - Forest Hub (including covered shelter, flight tower and staging area for canopy journeys and zip wires); and
  - Staff Compound (including canteen, offices, security, maintenance, storage areas and housekeeping).



### **Internal Storage**

- 5.35 Internal storage for each commercial building will ensure 4 separate bins are provided which will facilitate the separate collection of general waste, food waste, recycling and glass collection.
- 5.36 As such, the commercial tenants on occupation (particularly food and retail businesses) will be responsible for planning and managing their waste outputs and will be expected to work towards maximising levels of recycling and adhering to the principles of the waste hierarchy.

### **External Storage and Collection**

- 5.37 The bin stores for the commercial uses are shown on the following plans:
- Arrivals Building - Proposed Plan, Sections and Elevations plan, reference number 21055 (05) 110.
  - Rock and Wild - Proposed Lower Ground Floor plan, reference number 21055 (05) 136.
  - Wildfox Mountain - Proposed Ground Floor plan, reference number 21055 (05) 147.
  - Wildfox Spa - Proposed Ground Floor Plan, reference number 21055 (05) 130.
  - Summit Hub - Proposed Lower Ground and Ground Floor Plan, reference number 21055 (05) 155.
  - Forest Hub – Proposed Plan, Section and Elevation, reference number 21055 (05) 165
  - Back of House – Proposed Ground, First and Roof Floor Plans, reference number 21055 (05) 160.
- 5.38 The waste storage area for the commercial elements will be provided within each applicable building either within a storage space internally or provided externally within a covered and secure under-croft. Waste storage containers will be in the form of sealed scavenger proof bins.
- 5.39 Commercial refuse will then be collected directly from these bin stores by the grounds maintenance personnel on a daily basis. The ground maintenance personal will collect the waste directly from the internal or external bin stores using the secure access method.
- 5.40 Collected waste will then be deposited in a central collection/storage area located at the staff compound area.

### **PUBLIC REALM WASTE (INCLUDING GREEN WASTE)**

- 5.41 Several areas of public realm will be provided throughout the Proposed Development. Areas of public realm will be used for landscaping, recreation, play areas and kept as open space and are likely to include seating, footpaths and amenity areas.
- 5.42 Residual waste and green waste will be produced from the public realm maintenance regime and users of the open space. Segregation of general waste and recycling will take place.
- 5.43 Separate bins will also be provided for dog faeces

## **Storage**

- 5.44 Residual waste (litter) and recyclable waste will be contained within segregated litter bins within the public realm. Litter bins should be provided at public realm entrances and adjacent to key areas (e.g. event space and playgrounds).
- 5.45 Green waste from landscaping maintenance will be left in place (e.g. grass cuttings). Green waste is expected to be reused on the site i.e. chipped and used as a mulch or gathered and used for habitat creation. Where this is not possible, the green waste will be composted in a suitable on site composting area.

## **Collection**

- 5.46 Segregated waste will be collected direct from litter bins within the public realm using the electric RCV as part of the site-wide collection regime. This material would then be moved to the staff compound area for collection.
- 5.47 A designated servicing route will go through the public realm. It is anticipated that proposed servicing hours will seek to further reduce pedestrian/vehicle conflict by restricting servicing to less busy periods such as early morning.

## **SITE WIDE WASTE MANAGEMENT**

### **Local Waste Infrastructure**

- 5.48 Businesses have a duty of care to ensure that their waste is collected and disposed of appropriately. None of the proposed uses are anticipated to be major generators of waste and the waste generated should not significantly affect the capacity of local waste infrastructure.

### **Refuse Storage Requirements**

- 5.49 Waste storage areas across the site, both building specific and within the staff compound, will be large enough (including door widths) to allow access to all containers, with space in between for users and collection operatives to easily access the bins. This will create an environment that promotes the right material being put in the right bin. Waste storage areas will also be separate from other communal areas, including plant, car parking etc.
- 5.50 Waste storage areas will be on the ground floor and are well-ventilated, covered and secured with a door.
- 5.51 All storage receptacles and bins across the site will be labelled clearly and conspicuous to provide information to users about which receptacle to correctly use.
- 5.52 Commercial waste storage areas that are publicly accessible will also be provided with a lockable door. If necessary, a key pad may be used to gain access.

### **Collection Regime**

- 5.53 A collection schedule will be in place throughout the whole resort. As part of this schedule, all waste produced from the commercial uses on site (commercial, hotel and lodges) will be collected by the grounds maintenance personnel.
- 5.54 Collected refuse from the entire site will then be deposited in a central collection/storage area containing larger commercial bins within the staff compound area. This will be a secure area with large (clearly labelled) bins ready for an external contractor to remove offsite.
- 5.55 The refuse store located within the staff compound area is not shown on the Ground Floor Plan, due to the fact it is provided as part of an external covered undercroft and is therefore not within the building footprint.
- 5.56 The refuse store has been confirmed to have a 25m turning circle, suitable for larger RCV to access and remove waste from the store.
- 5.57 The frequency of the removal of waste from the site will be dependent upon the material, quantities and storage capacity. This will be agreed between the appointed waste contractor and the site operator.
- 5.58 It is anticipated that the waste will be collected by the local authority refuse department (under contract) or by a private contractor.

### **Internal Refuse Collection Vehicles**

- 5.59 Ground maintenance personnel will collect the refuse using Wildfox branded refuse collection vehicles (RCV). These are anticipated to be smaller utility vehicles with a compact design.
- 5.60 When the RCV are not in use they will be stored in the staff compound area.

## **6.0 ROLES AND RESPONSIBILITIES**

### **INTRODUCTION**

- 6.1 This section sets out the roles and responsibilities of project team members in relation to the management of construction and operational waste streams.

### **ROLES AND RESPONSIBILITIES**

#### **The Applicant**

- 6.2 The Applicant will demonstrate that all contractors engaged in the project have an obligation to reduce the quantity of waste likely to arise from the Proposed Development, and to demonstrate how any waste that does arise is managed in accordance with this Plan, and under the approach set out going forward in the SWMP.
- 6.3 The Applicant is responsible for providing reasonable direction to any contractors and, in

collaboration with the Principal Contractor, for the review and revision of all waste management plans, as necessary.

### **Architect and Design Team**

- 6.4 The Design Team are responsible for reducing the quantity of waste likely to arise from the Proposed Development through the design process.
- 6.5 The Design Team have considered the Waste Hierarchy (described in Section 3), to optimise reuse, recycling and recovery opportunities for the purpose of minimising waste as far as possible.

### **Principal Contractor**

- 6.6 The Principal Contractor will be responsible for the following:
- Identifying specific individual(s) (by name or job title) responsible for implementing the SWMP;
  - Implementing the SWMP during the construction phase of the Proposed Development. This includes responsibility for co-ordinating the management of all onsite waste streams, and the overall segregation, storage and collection of waste;
  - Ensuring that waste produced during construction is reused, recycled and recovered, as far as reasonably practicable;
  - Keeping all waste management duty of care documentation and, in collaboration with The Applicant, for making any necessary updates to the SWMP and associated records;
  - Fulfilling waste management duty of care requirements and ensuring the lawful disposal of 'Directive Waste' (along with the appointed waste transfer company(ies) and the receiving waste site);
  - Ensuring that any sub-contractors are aware of and follow the procedures necessary to be compliant with the SWMP;
  - Ensuring that all onsite employees, including those of sub-contractors, are provided with appropriate training to understand the requirements of the SWMP; and
  - Appointing a person(s) responsible for regularly checking compliance with the SWMP – this may be The Waste Champion or an Environmental Clerks of Works.

### **Procurement**

- 6.7 For each stage of construction, the procurement and delivery of materials will be managed by a Principal Contractor, as necessary, to support material usage optimisation and minimisation of waste quantities.
- 6.8 The Principal Contractor will evaluate the use of materials required throughout the construction process and identify where there is the potential for returning unused materials to the supplier under a buy-back scheme, as necessary. An example of a method to reduce over-ordering is to focus on accurate ordering (accurate material requirements, realistic wastage rates).



### Sub-Contractors

- 6.9 Any sub-contractors will be responsible for compliance with the SWMP in use by the Principal Contractor and may be required to produce their own waste management documentation, as necessary.
- 6.10 The responsibilities of the sub-contractors include:
- Read through, familiarise and understand this SWMP;
  - Produce their own waste documentation and management plan; and
  - Comply with the requirements set out in this SWMP.

## 7.0 SUMMARY

- 7.1 The Proposed Development will follow the principles of the Waste Hierarchy – ‘eliminate, reduce, reuse, recycle, other recovery and disposal’ - to allow the environmental, social and economic risks from waste to be minimised and national and local policy aspirations to be supported.
- 7.2 The Plan for the Proposed Development provides sufficient waste management provision to run effectively and also maximise recycling rates. It adheres to the latest requirements as set out in **Section 3**.
- 7.3 The development and implementation of this Waste Management Plan and the SWMP together are the mechanisms to support materials and waste being managed effectively and efficiently with environmental impacts minimised, and benefits maximised throughout the lifetime of the development.

### CONSTRUCTION PHASE

- 7.4 Waste from the construction of the Proposed Scheme is estimated to be a total of approximately 7,579 tonnes.
- 7.5 A SWMP will be produced for the Proposed Scheme. This plan will ensure that the waste management principles set out are followed and implemented appropriately. An outline SWMP is included at **Appendix B**.

### OPERATIONAL PHASE

- 7.6 There are a number of commercial uses associated with the Proposed Development.
- 7.7 The Proposed Development will provide sufficient storage for general waste, recycling, food waste and glass collection, as well as safe access for Refuse Collection Vehicles to enable an efficient waste management schedule.

## NEXT STEPS

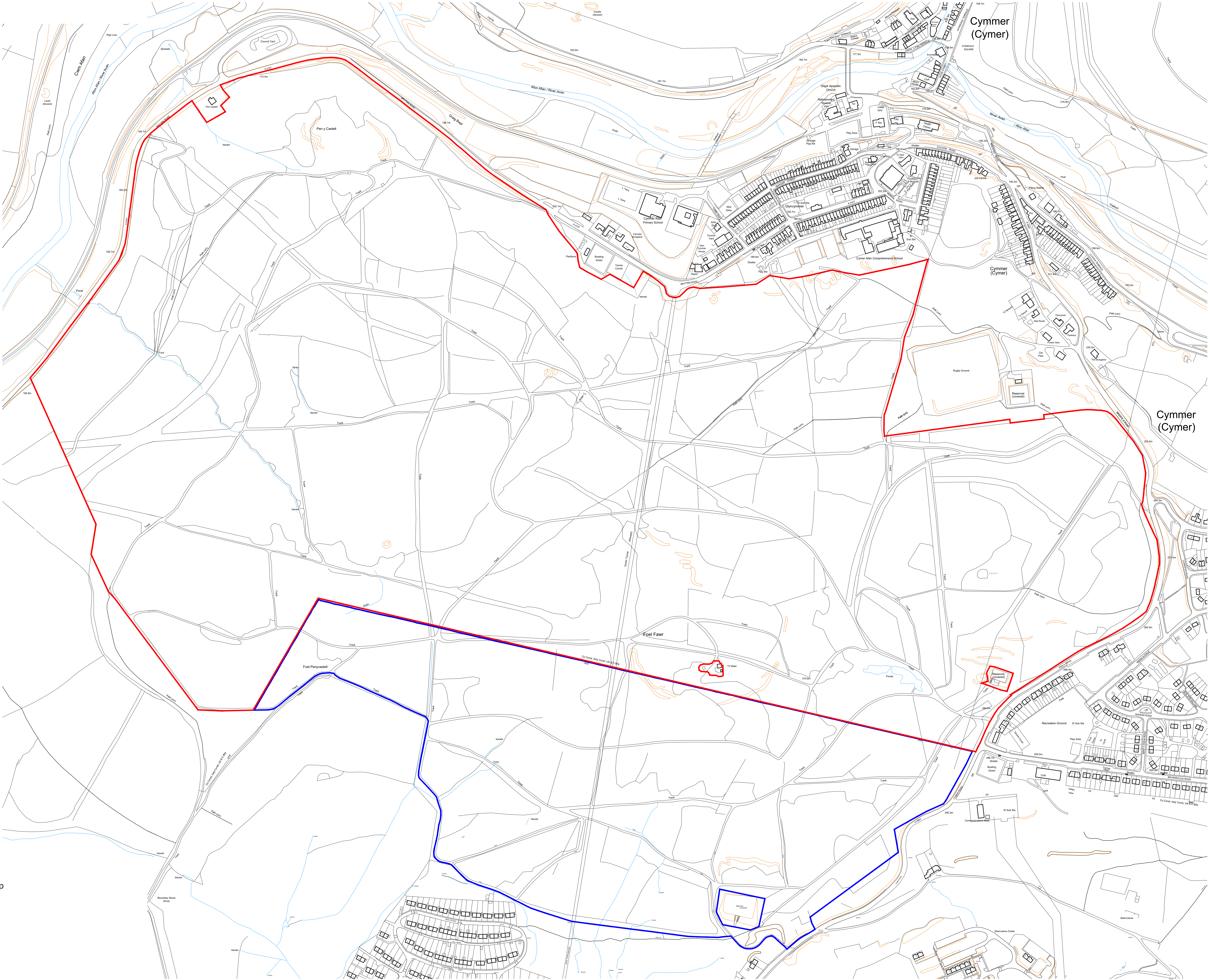
- 7.8 A Site Waste Management Plan (SWMP) will be produced for the Proposed Development. This plan will support that the waste management principles set out in **Section 4** are followed appropriately.
- 7.9 An outline SWMP is provided in **Appendix B** and can guide the preparation of the SWMP. This is to be taken forward by the Principal Contractor.

## **Appendix A    SITE LOCATION PLAN**



# Wildfox Resorts, Afan Valley

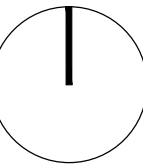
## Site Location Plan



**Key:**

- Application Boundary
- Additional Land within Applicant's Ownership

0 100m  
SCALE 1:2500



This drawing must not be scaled.  
Figured dimensions and levels to be used.  
Any inaccuracies must be notified to the architect.  
Detail drawings and large scale drawings take precedence over smaller drawings.

Rev:		Chk'd:	Rev:		Chk'd:	Rev:		Chk'd:	Rev:		Chk'd:	Rev:		Chk'd:

THIS DRAWING IS COPYRIGHT ©

Registered Office: Powell Dobson, Suite 1F, Building One, Eastern Business Park, Wern Fawr Lane, Old St. Mellons, Cardiff CF3 5EA. Powell Dobson is a trading name of Powell Dobson Ltd a company registered in England and Wales No 3873802.

PRELIMINARY	
PLANNING	✓
DESIGN	
TENDER	
CONSTRUCTION	

<b>powelldobson</b> ARCHITECTS		Drawing No.	Rev.
Cardiff Office: Suite 1F, Building One, Eastern Business Park, Wern Fawr Lane, Old St Mellons, Cardiff CF3 5EA. Tel: +44 (0)33 33 201 001 www.powelldobson.com		21055 (05) 100	/
Contract: Wildfox Resort, Afan Valley		Scale:	1:2500 @ A0
		Date:	24/08/2022
Title: Site Location Plan		Drawn:	AJP
		Checked:	AMS



## APPENDIX B Outline SWMP

### INTRODUCTION

#### Background

- B.1.1 Stantec UK Limited (Stantec) has been appointed on behalf of the Wildfox Resorts Group Ltd (herein 'the Applicant') to prepare an Outline Site Waste Management Plan (SWMP) to support the Reserved Matters Application in relation to the proposed Wildfox Resort at Afan Valley, Neath Port Talbot (the 'Site') to provide an adventure resort ("the Proposed Development").
- B.1.2 This Outline SWMP is appended to the Waste Management Plan (September, 2022) for the Proposed Development and as such should be read in conjunction.
- B.1.3 Site Waste Management Plans are not mandatory in Wales but are considered good practice. Preparation of a SWMP ensures building materials are managed efficiently; waste is disposed of legally, fly tipping is reduced, and materials reuse, recovery, and recycling is maximised.
- B.1.4 In the majority of cases, construction, excavation, and demolition (CE&D) waste is recycled and reused on the site of origin, and it is now common for well managed development sites to achieve on site recycling and reuse rates of over 90%.
- B.1.5 Construction waste can account for up to 5% of a project's value. It is therefore financially prudent to reduce the volume of waste being generated on development projects.
- B.1.6 The developer, design team and Principal Contractor will take responsibility for taking this Outline SWMP and moving it into a 'live document.' They will make sure it is updated and monitored as required throughout the construction of the Proposed Development.
- B.1.7 The SWMP will help resource efficiency principles to be incorporated where consideration is given to designing out waste, reduce waste generated on-site as well as reuse, recycling, and recovery of CE&D waste.

#### Purpose of the Site Waste Management Plan

- B.1.8 The purpose of this Outline SWMP is to assist in ensuring that:
- The Proposed Development is compliant with all planning and waste management policy requirements relating to waste;
  - Opportunities for designing out waste are considered;
  - Construction, excavation and demolition materials are managed efficiently;
  - Waste generated is disposed of legally and fly tipping is reduced;
  - Materials reduction, reuse, recycling and recovery is maximised; and
  - Developers' objectives relating to waste are met.

- B.1.9 Matters relating to operational waste and waste servicing are not considered within the scope of this document.
- B.1.10 The SWMP will be structured to set out the following:
- The SWMP Process;
  - The role and responsibilities of parties which will be involved in the waste management of the Proposed Development site;
  - A strategy for the management of waste associated with excavation, demolition and construction of the Proposed Development including:
    - steps taken to minimise use of materials and adopt resource efficient practices;
    - steps that have been taken in the design of the development in order to minimise waste; and
    - measures for how waste can be monitored during excavation, demolition and construction.
- B.1.11 Waste management principles for the construction phase are set out in the Waste Management Plan and would be elaborated in the SWMP.
- B.1.12 The rest of this Outline SWMP sets out the process going forward for the construction waste management process, the roles and responsibilities within this process, and how this would be monitored and reviewed going forward.

## **SITE WASTE MANAGEMENT PLAN PROCESS**

### **Site Waste Management Plan Stages**

- B.1.13 The construction waste management process can be split into three management stages as follows:
- Stage One: Pre-construction;
  - Stage Two: Construction Phase; and
  - Stage Three: Post Construction Review.
- B.1.14 Stage One ensures that early consideration is given to the waste management implications and requirements of a Proposed Development. It may also assist in identifying opportunities to further reduce waste through project design ahead of the construction phase. This document provides the Stage One, Outline SWMP for the Proposed Development.
- B.1.15 During Stage Two, a construction phase SWMP can be further developed as specific details become available such as any requirements from the contractor in relation to waste, identification of specific building materials to be used and establishment of the construction programme. The principles set out in this pre-construction SWMP will be useful for informing

the construction phase SWMP which will be managed and updated as necessary throughout the construction process.

- B.1.16 The Stage Two construction phase SWMP will be developed in consultation with Port Talbot Council and will be submitted for consideration and comment prior to the commencement of the demolition and construction works for the Proposed Development.
- B.1.17 Post-construction, at Stage Three, there will be a review exercise to acknowledge adherence, or otherwise, to the principles and strategy as set out in the SWMP.
- B.1.18 The process detailed herein follows the requirements as were set out in the now revoked regulations; this is however still recommended as best practice to developing a SWMP and therefore will be used for the management of waste associated with the construction of the Proposed Development.

## **ROLES AND RESPONSIBILITY**

### **Introduction**

- B.1.19 This section sets out the roles and responsibilities of project team members in relation to the management of construction and operational waste streams.

## **ROLES AND RESPONSIBILITIES**

### **The Applicant**

- B.1.20 The Applicant will demonstrate that all contractors engaged in the project have an obligation to reduce the quantity of waste likely to arise from the Proposed Development, and to demonstrate how any waste that does arise is managed in accordance with this Plan, and under the approach set out going forward in the SWMP.
- B.1.21 The Applicant is responsible for providing reasonable direction to any contractors and, in collaboration with the Principal Contractor, for the review and revision of all waste management plans, as necessary.

### **Architect and Design Team**

- B.1.22 The Design Team are responsible for reducing the quantity of waste likely to arise from the Proposed Development through the design process.
- B.1.23 The Design Team have considered the Waste Hierarchy to optimise reuse, recycling and recovery opportunities for the purpose of minimising waste as far as possible.

### **Principal Contractor**

- B.1.24 The Principal Contractor will be responsible for the following:
- Identifying specific individual(s) (by name or job title) responsible for implementing the SWMP;

- Implementing the SWMP during the construction phase of the Proposed Development. This includes responsibility for co-ordinating the management of all onsite waste streams, and the overall segregation, storage and collection of waste;
- Ensuring that waste produced during construction is reused, recycled and recovered, as far as reasonably practicable;
- Keeping all waste management duty of care documentation and, in collaboration with The Applicant, for making any necessary updates to the SWMP and associated records;
- Fulfilling waste management duty of care requirements and ensuring the lawful disposal of 'Directive Waste' (along with the appointed waste transfer company(ies) and the receiving waste site);
- Ensuring that any sub-contractors are aware of and follow the procedures necessary to be compliant with the SWMP;
- Ensuring that all onsite employees, including those of sub-contractors, are provided with appropriate training to understand the requirements of the SWMP; and
- Appointing a person(s) responsible for regularly checking compliance with the SWMP – this may be The Waste Champion or an Environmental Clerks of Works.

### **Procurement**

- B.1.25 For each stage of construction, the procurement and delivery of materials will be managed by a Principal Contractor, as necessary, to support material usage optimisation and minimisation of waste quantities.
- B.1.26 The Principal Contractor will evaluate the use of materials required throughout the construction process and identify where there is the potential for returning unused materials to the supplier under a buy-back scheme, as necessary. An example of a method to reduce over-ordering is to focus on accurate ordering (accurate material requirements, realistic wastage rates).

### **Sub-Contractors**

- B.1.27 Any sub-contractors will be responsible for compliance with the SWMP in use by the Principal Contractor and may be required to produce their own waste management documentation, as necessary.
- B.1.28 The responsibilities of the sub-contractors include:
- Read through, familiarise and understand this SWMP;
  - Produce their own waste documentation and management plan; and
  - Comply with the requirements set out in this SWMP.

## **MONITORING AND REVIEWING**

### **Monitoring**

- B.1.29 The waste generated during the project should be recorded and monitored by the Principal Contractor. The example template provided below can be used, although alternative compliant formats are acceptable.
- B.1.30 The volume/tonnage of waste generated (or sent off site), as well as the percentage or volume/tonnage reused, recycled or disposed will be recorded throughout the construction phase.
- B.1.31 Duty of Care documents will be retained and kept with the SWMP documentation on site by the Principal Contractor.
- B.1.32 Where waste data is obtained from licensed external waste contractors, the data needs to be reliable and verifiable.

### **Reviewing**

- B.1.33 Both the Client and the Principal Contractor are responsible for ensuring that the SWMP is reviewed and updated accordingly at regular intervals, and as necessary throughout the construction phase. The Principal Contractor will provide a monthly report to the Client on the progress of the SWMP.

## EXAMPLE MONITORING TEMPLATES

### Duty of Care Documentation

Waste Type in Skip	EWC Code	Inert/Non-Hazardous/Hazardous	Waste Carrier Name (and/or broker name)	Waste Carrier License Number	License Expiry Date	Name of End Destination	Landfill License or Waste Transfer Station Registration Details	Volume Sent	Confirmation that Registered Landfill received Waste and Date
Waste Activity License/Exemption			Details of License/Exemption (including expiry date and limitations to license)				Comments		



### Waste Collation Data Information

Material Use On-Site	Quantity Ordered (if known)	Estimated Waste (5% of materials ordered for example)	Quantity Wasted (m <sup>3</sup> )	Volume Reused on-site (m <sup>3</sup> )	Volume Reused off-site (m <sup>3</sup> )	Volume Recycled on-site (m <sup>3</sup> )	Volume Recycled off-site (m <sup>3</sup> )	Volume Landfill (m <sup>3</sup> )	Final % of materials ordered disposed to landfill

### Useful Waste Catalogue Codes

Waste Material	EWC
Bricks	17-01-02
Concrete	07-01-01
Contaminated rags/cloths/wipes	15-02-02*
Contaminated spill materials	15-02-02*
Fluorescent Tubes (FT)	20-01-21*
Mixed Municipal Waste	20-03-01
Glass	17-02-02
Mixed Metals	17-04-07
Paper and Cardboard	20-01-01
Plasterboard	17-08-02
Plastics	17-02-03
Soil & Sands not containing dangerous substances	17-05-04
Wood	17-02-01



**WILDFOX**  
RESORTS

NATURE'S ADVENTURE

[WWW.WILDFOXRESORTS.COM](http://WWW.WILDFOXRESORTS.COM)