

Our ref: 794-PLN-WWP-00251

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Date: 22 October 2024

Development Management
Cardiff Council
County Hall
Atlantic Wharf
Cardiff
CF10 4UW

Via Planning Portal: PP-13423391

Dear Sir / Madam,

Planning Application for Proposed Material Recycling Facility (MRF) Building at Atlantic Eco Park, Newton Road, Cardiff

I am instructed by my client, Atlantic Recycling Limited, to submit the enclosed planning application which seeks consent for a proposed material recycling facility (MRF) building at Atlantic Eco Park, Newton Road, Rumney. Please find enclosed the following documentation:

- Application Forms duly completed and signed
- Site Location Plan (reference: 17405-h Planning-b V21)
- Existing Site Plan (reference: 17405-h Planning-b V22)
- Existing Approved Site Plan (reference: 17405-h Planning-b V24)
- Existing Elevations (reference: 17405-h Planning-b V23)
- Existing Approved Elevations (reference: 17405-h Planning-b V25)
- Proposed Ground Floor Plan (reference: 17405-h Planning-b V27)
- Proposed Site Plan (reference: 17405-h Planning-b V26)
- Proposed Roof Plan (reference: 17405-h Planning-b V28)
- Proposed Elevations & Sections (reference: 17405-h Planning-b V29)
- Landscape and Visual Appraisal

The application fee of £3,910 will be paid by BACS to Cardiff Council.

Background

In October 2009, full planning permission (ref: 08/00626/E) was granted for the construction of an Ecopark comprising a composting facility and MRF. The permission included consent for a single building comprising a waste reception area and fixed recycling processing plants. Whilst the EcoPark consent was implemented, the MRF building was not constructed.

A planning application was submitted in November 2020 (ref: 20/02361/MJR) to vary 08/00626/E to allow an amended MRF shed to be constructed, largely within the same footprint as the approved MRF building. The application is recommended for approval subject to completion of a deed of variation to the Section 106 agreement attached to 08/00626/E.

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In November 2020, full planning permission (ref: 19/01809/MJR) was granted for the construction of a waste processing and blending building to the immediate north-west of the proposed MRF building. The planning permission was implemented and the waste processing and blending building was constructed.

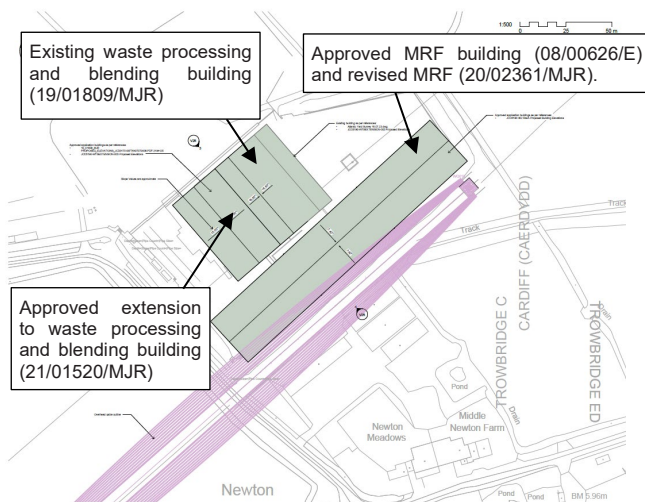
In October 2023, full planning permission (ref: 21/01520/MJR) was approved for extension to the existing waste processing and blending building. This permission has not yet been implemented.

Of the three proposed buildings (MRF, waste processing building and waste processing building extension), only the waste processing building has been constructed on site.

Proposal

The application seeks permission for a single building to be constructed on the footprint of the existing waste processing building, the approved waste processing building extension and the approved MRF building. The proposal will require the deconstruction of the existing waste processing building. The below Site Plan extracts identify the footprint of the existing and proposed buildings, together with the proposed.

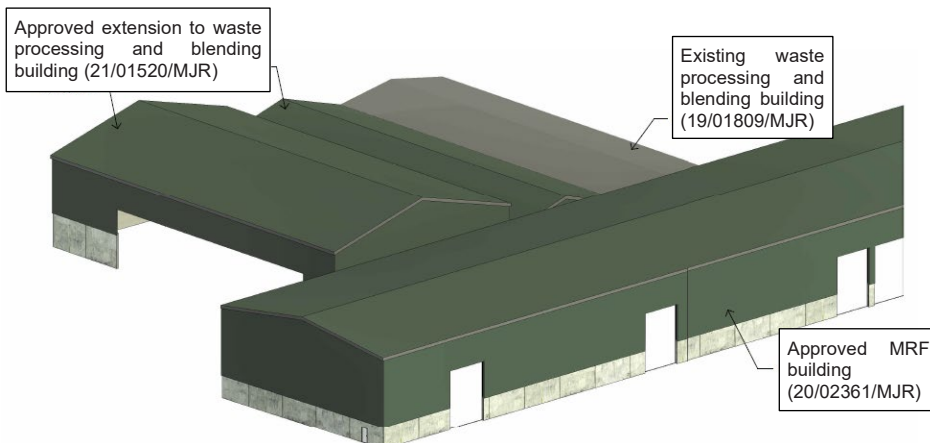
Existing and approved:



Proposed:



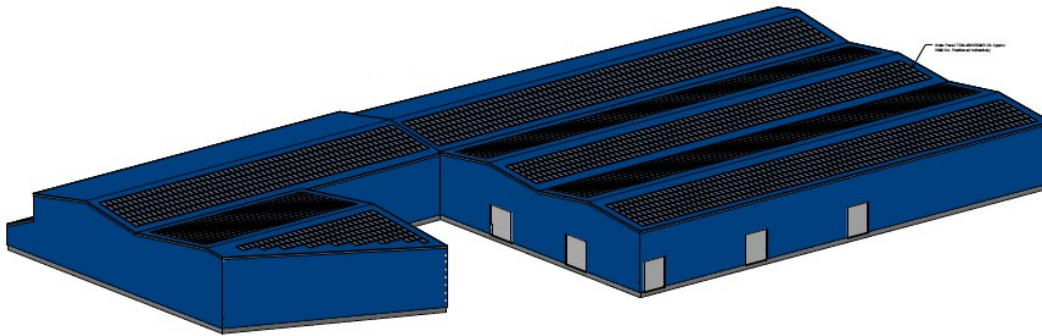
Existing and approved buildings:



The form of the proposed building will largely reflect the form of the compilation of existing and approved buildings with the introduction of additional floorspace to the north-east and north-west of the waste processing building and waste processing building extension.

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Proposed building:



In terms of building height, the existing waste processing building is 14.7m to the eaves and 16.7m to the ridge. The approved waste processing building is 12m to the eaves and 16.56m to the ridge. The revised MRF is 12m to the eaves and 14.4m to the ridge. The height of the proposed enlarged building will be of slight increase to 18.4m eaves height and 20.8m ridge height which is an increase of 4.1m on the tallest approved building.

The external treatment will comprise a brick plinth with vertical cladding. It is proposed that the cladding colour will be agreed post consent. Solar panels are proposed to be sited on the roof.

The proposed MRF would have a maximum annual operational throughput of 268,000 tonnes. This maximum annual operational throughput for the MRF remains within the maximum annual operational throughput permitted for the entire EcoPark (under planning permission 08/00626/E) and is not in addition to that already approved for the EcoPark site. There is therefore no change to the maximum annual operational throughput of the EcoPark as approved under planning permission 08/00626/E.

Landscape and Visual Impact and Green Infrastructure Statement

Given the increase in height and mass of the proposed building, a Landscape and Visual Statement (LVS) has been produced and is submitted in support of the planning application. The LVS recognises that the site is actively used as part of the Atlantic Recycling site and whilst the proposed building would be larger in scale, it would be of a similar characteristic and therefore would not adversely affect the existing landscape character.

Chapter 6 of Planning Policy Wales (PPW) was updated in February 2024 (Edition 12). The update included the need for all planning applications to be accompanied by Green Infrastructure Statements (paragraph 6.2.5). Paragraph 6.2.12 recognises that this will be proportionate to the scale and nature of the development proposed. The proposed development site is highly industrial and comprises hardstanding in its entirety. The site location has been selected to avoid any impact on existing habitats within the wider Atlantic EcoPark. In designing the proposed development, the building has been confined to areas of existing hardstanding and directed away from any boundary vegetation to avoid any impact on existing habitats. Therefore, in prioritising avoidance through the site selection exercise and design of the proposed development, the step-wise approach has been followed.

Summary and Conclusion


This application seeks permission for a single building to be constructed on the footprint of an existing building and two other approved buildings within the operation Atlantic EcoPark. The proposed building form will be of larger scale, however, when viewed against the context of the existing industrial setting, the proposed development will not give rise to significant landscape and visual effects.

I trust the enclosed provides the information necessary in order for the application to be validated, however, should you have any further queries, please do not hesitate to get in touch.

Yours sincerely,

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for RPS Group Limited

A handwritten signature in black ink, appearing to read 'eavery'.

Emily Avery
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