



Chapter 4 – Scheme Development and Alternatives Considered

4.0 Scheme Development and Alternatives Considered

4.1 Approach to Consultation

- 4.1.1 The Applicant is committed to a continuous programme of public engagement. During the evolution of the proposals, the Applicant held discussions with Local Councillors and key stakeholders and copies of the application submission were available for inspection at the Site.
- 4.1.2 Meetings have been held with Planning Officers from Swansea Council, EHO from Swansea Council and Natural Resource Wales. Together with various local stakeholders to discuss the opportunities and constraints of the application site and the emerging proposals.
- 4.1.3 As part of the preparation of this application, pre-application discussions have been held with the Planning Case Officer (Simon Hughes). The outcome of the discussions with the Planning Authority has informed the scope and content of the planning application submission and the Environmental Statement. Additional discussions and meetings have also been held with other key stakeholders (Environmental Health Department, Highways Authority and Natural Resources Wales) to inform each of the various technical studies that form part of the Environmental Impact Assessment that accompanies the planning submission.
- 4.1.4 The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”) sets out the requirements to undertake pre-application consultation in respect of all planning applications for ‘major’ development. Major development is defined in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and includes, at criterion (c)(ii) “waste development”.
- 4.1.5 In line with the above requirement the development proposals will be the subject of a formal public consultation exercise commencing on the 22nd June 2018. All the documents comprising the planning submission including this Environmental Statement will be available for inspection online at: www.wyg.com/consultation/clarion-close-swansea
- 4.1.6 The following statutory consultees will be of the pre-application consultation exercise.

Table 4.1 Statutory Consultees

Specialist Consultees		
The appropriate person at	The Local Highway Authority	City & County of Swansea Council, Highways Department. Players Industrial Estate, Clydach, Swansea, SA6 5BJ
The appropriate person at	The Coal Authority	200 Lichfield Lane, Mansfield, Nottingham, NG18 4RG
The appropriate person at	Natural Resources Wales	Maes Newydd, Llandarcy, Neath Port Talbot SA10 6JQ
The appropriate person at	Dŵr Cymru Welsh Water	Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

- 4.1.7 Comments received during the formal consultation period will be presented in a Pre-application Consultation Report that will accompany the final planning submission. The comments received will also be considered in the context of the Environmental Statement.

4.2 Scheme Development

- 4.2.1 In accordance with Schedule 4, Part 1, Paragraph 2 of the EIA Regulations (HMSO, 2017) the ES is required to include an outline of the main alternatives considered in developing the proposal and the reasons for the choice to be taken forward. In this, consideration is given below to the potential firstly for an alternative site and secondly for alternative development proposals.

Alternative Sites

- 4.2.2 As the site comprises an existing waste related facility within the control of the Applicant and the proposed development seeks to complement and enhance the existing activities at Clarion Close, no specific consideration to other sites has been undertaken throughout the process or within this ES.

Alternative Development Scenarios / Design Iterations

- 4.2.3 The overall layout of the Proposed Development has followed a process of design development. The physical site constraints and opportunities and the baseline studies have provided the framework within which the layout design has evolved.
- 4.2.4 Over the last six months a series of baseline studies have been undertaken at the Site, the results of which are referenced in the various chapters of the ES. The results of these surveys have been used to refine the proposal into a position where it could be reviewed and consulted upon.
- 4.2.5 The proposals have effectively mitigated a number of potential environmental constraints through the careful design and layout of the scheme to avoid potential effects. The main design considerations in regards to the environment include;
 - The height of the proposed stack, at 25m, was dictated by the Air Quality modelling works set out in the Air Quality Assessment. This was concluded to the optimum for the proposed facility to accord with Air Quality Standards.
 - The Noise Assessment identified the potential from noise breakout from the process building, associated with the shredding operations, if the building doors were left open. As a consequence the proposed design of the process building includes ‘fast closing’ door opening.
 - The location of the Site in Flood Zone C1 means that the land is liable to flood in a 1-1000 years extreme event. The internal design of the facility includes the design of retaining walls around the waste storage areas that can be secured during a flood event in order to retain waste materials within the process building. The Flood Consequences Assessment has also proposed that flood evacuation protocols and procedures are set out in a business flood management plan and disseminated to all employees who work on the Site. The Applicant have accepted this recommendation.

4.3 Summary

- 4.3.1 The Applicant has been keen throughout to ensure that the proposed development does not represent a significant adverse effect on the environment or local community. A number of measure have been built into the design to ensure that the solution presented in this planning application demonstrates an appropriate scheme.