

PLANNING STATEMENT – DEMOLITION OF ST MARY’S INCINERATOR

1. Introduction

The Porthmellon Waste Management Site is located to the south-east of Hugh Town on the Island of St. Mary’s, Isles of Scilly. The site is accessed from Telegraph Road (A3111) turning on to Moor Well Lane and is the principal waste management site for the Isles of Scilly. The site is an operational waste management site.

The site is in close proximity to the Porthmellon Business Park immediately to the north and the residential properties of Hugh Town to the south and west. Further industrial and commercial premises lie to the west of the site.

To the north and east of the site the land is low lying and is an ecologically sensitive wetland area that has been designated a Site of Special Scientific Interest (SSSI). The site is located on alluvium deposits consisting of clay, silt, sand and gravel from the Holocene period and underlain by the Isles of Scilly Intrusion, a granite rock from the Permian – Carboniferous period. The alluvial deposit is classed as a secondary aquifer, but in this case is believed to effectively act as an aquitard with relatively low permeability given the silty clay present. Confined below the alluvium are glacial deposits and granite. A local groundwater abstraction (Joaney’s Well) is located within the glacial deposits at a distance of approximately 400 m from the Site. The site does not lie within a Source Protection Zone (SPZ).

Land filling at the site started in 1965 (approximately), with waste tipped directly onto the relatively flat Lower Moors. Wastes accepted at the site include domestic, commercial and industrial waste, including garden, farm and inert waste (demolition materials, rubble and glass). It is understood that historically much of the combustible waste was typically burnt at the site.

Since 1978 the waste has been incinerated and the incinerator ash (IBA) has been deposited at the site. Consequently over time, large stockpiles of IBA have built up across the site. In addition, stockpiles of soil and green waste, loose vegetation, construction and demolition waste and bulky waste have accumulated at the site.

2. St Mary’s Incinerator

The original incinerator plant was installed and commissioned during 1978 although the original grate, being of a pulsating grate design, never operated successfully and was replaced in the first year or two of operation. The original grate was replaced with the existing “rocking” grate design by Henley Burrows using the Heenan and Freud Design.

The original plant did not have a flue gas treatment system. This was added in 2001 when the incinerator was subject to more general refurbishment as part of “Project Wise”. The refurbishment process was managed and undertaken by HLC Henley Burrows Ltd with the flue gas treatment being sub-contracted to Lodge Sturtevant Ltd. It is generally accepted, though no evidence of this had been found, that the process is limited to 500kg/hr of waste throughput.

Although the operation of the plant has improved significantly in recent years, the incinerator was shut down in December 2014 due largely to increasing operational costs and compliance issues

relating to its age and condition. As part of its de-commissioning and to facilitate the redevelopment of the entire waste management site, the incinerator will ne to be dismantled and the site cleared.

Set out below is an approximate timeline of the main issues, upgrades and improvements to the incinerator:

1978: Plant installed and commissioned.

1979/80: Grate replaced by a Heenan & Freud “rocking grate”.

1981: Poor ignition and combustion control – radiant re-ignition wall installed.

1995/96: Grate extended to improve solid retention time by Henley Burrows. Cyclone problems with slag build up.

2001: Plant refurbished by HLC Henley Burrows Ltd with Lodge Sturtevant Ltd installing a new flue gas treatment plant.

2006: First full continuous emissions monitoring system (CEMs) is installed.

2006: Lightning strikes plant and CEMs replaced under insurance.

June 2006: Lodge Sturtevant Ltd review and report on “process observations and plant optimisation” following poor HCl results.

3. Impact of the Demolition on the Conservation Area

In assessing any development proposal to demolish a building, account should be taken of the significance of the element affected and its contribution to the significance of the Conservation Area as a whole, or the desirability of enhancing the Conservation Area. The characteristics of the site and surroundings mean that this part of the Conservation Area is capable of accommodating the changes as proposed by this development. Indeed, it is considered that the proposed demolition of the incinerator provides the opportunity of enhancing this part of the Conservation Area given its bulky, utilitarian and poor design. Indeed its demolition would the dwelling would not only preserve the defined character and appearance of the Conservation Area but result in a positive enhancement given the poor appearance of the building.

The demolition of the building will enable the redevelopment of the entire waste mangment site with improved facilities and better landscaping and screening as indicated in the plan attached to this statement. In conclusion, this proposal would not only preserve the character and appearance of the Conservation Area but actually result in an enhancement in accordance with the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Hours of Work

In demolishing the incinerator the following hours of work are proposed to minimise any impact on the amenities of the surrounding area:

The maximum working hours permitted shall be:

Monday to Saturday - 0800 to 1800 hrs

Sundays and Bank or Public Holidays - No works involving the use of machinery

The above working hours are for engineering works only. Works outside of the agreed hours may only take place if prior permission is granted by the Project Manager.

Site Demolition Plan

Prior to any demolition works being carried out on site, the Contractor will be required to submit and have approved by the Council and the Environment Agency, a Site Demolition Plan. The plan shall include but not be limited to method statements covering all aspects of the decommissioning and demolition works, health and safety procedures for the duration of the works and associated plans and drawings. It shall include output from a detailed site survey and examination of the buildings and structures to be demolished. It shall include, for example, the methods to be used for the removal of any wastes from the site and the deep cleaning of the hard-standing areas, making the relevant disconnections to site services and the removal of any tanks or equipment from site including the management of all wastes.

The Contractor shall carry out all decommissioning and demolition works in accordance with the procedures and method statements contained within the Site Demolition Plan and the Site Closure Plan already approved by the Environment Agency.

Demolition work is subject to the controlling influences of a large number of national and local legal requirements. Amongst others, attention is drawn to the regulations listed in BS 6187:2011 Code of practice for full and partial demolition and any revisions or additions which may occur from time to time. The demolition works are to be carried out under the full auspices of the CDM Regulations (2015). Demolition of scheduled buildings to ground level shall be undertaken using methodologies proposed by the contractor and agreed by the Council. The demolition sequence shall be agreed prior to commencement and should follow all relevant statutory health and safety requirements

By law, a Pre-demolition Asbestos Survey must be carried out before any works commence involving demolition or refurbishment work as defined by MDHS 264 (published by the Health and Safety Executive). A Pre-Demolition Asbestos Survey is an intrusive investigation to identify all asbestos and intrudes into the fabric and structure of the building to eliminate any areas of doubt with regards to concealed asbestos. It removes uncertainty thus protecting workers against hidden and unforeseen asbestos. Asbestos shall be removed in accordance with the Health and Safety at Work Act 1974 and the Control of Asbestos at Work (Amendment) Regulations 2012.

Prior to demolition, all asbestos identified in the Pre-Demolition Asbestos Survey is to be removed by a competent and accredited Contractor specialising in the safe removal of such material. All asbestos removed is to be taken from site by registered waste handlers and disposed of at a suitably licensed waste facility.

Following asbestos removal, all buildings scheduled for demolition shall be stripped of all internal and external fixtures and fittings such as pipe-work, electrical fixtures, windows and frames, wooden railings / banisters etc. The Contractor shall maximise the recycling of all materials resulting from the

demolition of the installation with all material that can be recycled sent to an appropriate recycling facility.

An appropriate area is required on site for the stockpiling of all demolition won material. The area will also accommodate a suitable crusher to produce appropriate aggregate. The stockpile area shall either be remediated prior to stockpiling or a suitable impermeable barrier shall be laid to prevent contamination of the stockpiled material. The location of the stockpile area shall be agreed with the Engineer prior to commencement of the Works. All brick, stone and concrete shall be crushed to an acceptable size and with appropriate regulatory consent. The grading of the crushed material may vary and will be carried out to maximise its re-use potential. Concrete waste from the demolition shall, where possible, be decontaminated and processed into secondary aggregates to meet the end of waste requirements of the Quality Protocol for the production of aggregates from inert waste, revised edition (ISBN 1-84405-217-6).

All material that cannot be crushed or reused on site shall be removed and disposed of appropriately under current legislative requirements. Contaminated Waste shall be transported and disposed of in accordance with the Hazardous Waste Regulations (England and Wales) 2005 (as amended).

If subsequently required by the Environment Agency, all existing foundations and surrounding contaminated ground are to be removed to a depth defined by the Environment Agency below existing ground level. Where piles are encountered, the position and dimensions of each pile shall be surveyed and recorded. All existing pavement and hardstand surfacing shall be removed to the top of granular sub base / formation material.

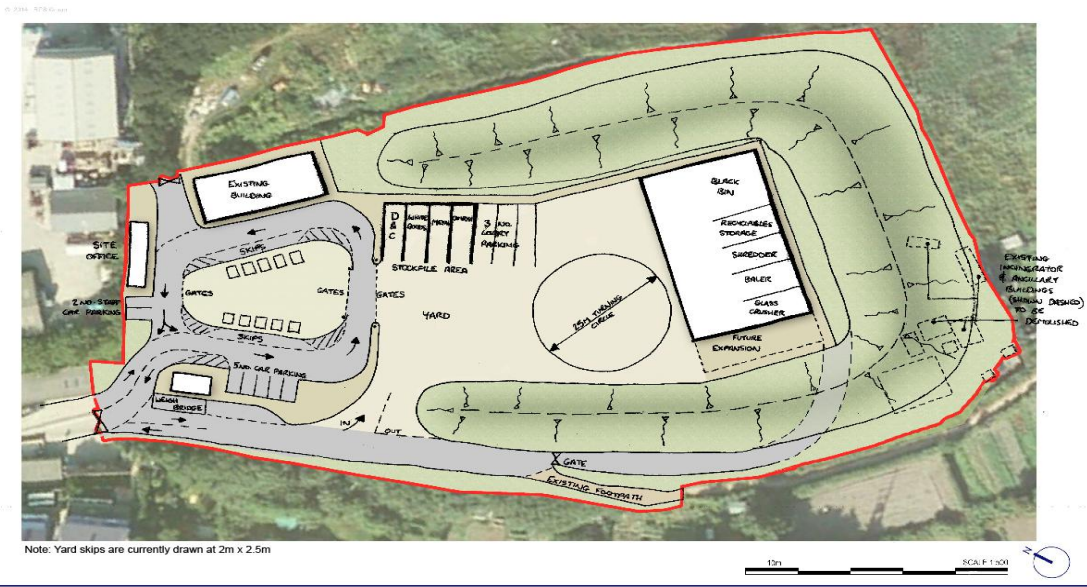
Any services to be retained will be required to be suitably identified with protection provided to maintain their integrity. All services that will remain should be suitably identified, surveyed and protected throughout the demolition works. Services identified as redundant requiring clearance (including manholes and chambers) will be removed to a depth of 1.00m below existing ground level. The location of any services remaining below this depth or under concrete slabs that remain in situ should be suitably surveyed and detailed on an appropriate drawing. In some circumstances instruction to remove services greater than 2m depth may be given. Should any service be found or notified to exist which is not shown in the Contract, the Contractor shall at once give written notification and request confirmation of action to be taken.

Following demolition and the removal of all waste the site shall be left "level" with all excavations backfilled to the original site levels and clearly demarcated stockpile areas with materials segregated according to engineering characteristics.

Ecological Survey

An ecological survey has been undertaken to determine if any nesting birds occupy the incinerator. A bat survey will also be undertaken. Once both these surveys are available they will be forwarded to the Local Planning Authority as part of the application.

Appendix A – Redevelopment Plan for the Porthmellon Waste Management Site



Porthmellon Waste Management Facility, St. Mary's, Isles of Scilly
 Sketch Masterplan - Option Four



DRAWN BY: J. HAYES
 CHECKED BY: J. HAYES
 DATE: 11/11/2014
 SCALE: 1:500 @ A3
 DATE: 08/11/2014