



P-17-047

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PLANNING DEPARTMENT

21 JUN 2017

Application NO: P/16/111/FUL

Kenython, Norrard, Bryher, Isles of Scilly, TR230PR

Waste Management Plan

Having received planning permission to demolish the existing dwelling known as Kenython at Norrard, Bryher and replace with a purpose built workspace for the purpose of processing shellfish/fish, the first stage of the project is to demolish the existing structure. What follows is a Waste Management Plan that outlines the steps that will be taken both to prevent/minimise waste, recycle/reuse materials where possible and finally the methodology that will be adopted to deal with all extraneous waste materials that arise from both the demolition and the subsequent new build. Built into this plan is an awareness of the need to minimise any negative environmental impact resulting from this project.

Firstly it is worth noting that the work to demolish the building and to finish the completed new structure will be undertaken by Ted Langdon, an experienced local contractor based on Bryher who has responsibility amongst other areas to manage the islands current waste management site – his experience and knowledge in the handling of construction and similar styled waste will be invaluable to this project and his advice will be taken as all times.

Demolition of existing structure:

The underlying principles behind the demolition of Kenython will be to (i) minimise the volume of any waste materials in the first instance and (ii) to reuse as much of the existing structure as possible, minimising the volume of waste that enters the waste stream.

The house has been previously emptied of all internal fittings.

The **concrete plinth** upon which the building is sited will (using a local contractor) be broken down, and used as part of the 'fill' to support the projects soakaway system. All remaining hard-core materials will be stored at the Duchy of Cornwall freight/work storage site based on Bryher to be reused as hard-core on other on island building projects – it is anticipated that the Duchy of Cornwall will be commencing building work on a new property on Bryher in the near future and the rubble from Kenython can be used to support foundations in this project. A similar methodology will be adopted with the slate tiles from the existing roof.

Floorboards/timber joists and any other reusable timber (please see image below) will be stored to be used either on the new build or on other island projects.



Glass will be crushed using the glass crusher based on Tresco and used either on the new build or on future island projects – to be stored at the Duchy freight storage site.

Any materials that cannot be reused – for example metal will be shipped to St Mary's via a privately hired skip for onward transit via the Moorwell waste site to the mainland.

Construction Waste

All materials to support the build will be shipped in from the mainland direct to Bryher via landing craft. The scope of materials required has been carefully calculated in order to minimise waste, reduce expenditure but also to ensure that the landing craft commissioned is fit for purpose – waste should therefore be at a minimum.

It is unlikely that there will be any surplus materials in terms of block or aggregate, sand etc. but any extraneous materials at the end of the project will be stored at the Duchy of Cornwall freight/works storage site for use in future projects.

Plastics/paper/netting/packaging etc that may result from the project will be gathered up (part of the contract with the contractors) and shipped to the appropriate waste facility via private skip.

Responsibility

It will be the responsibility of all contractors to adhere to this Waste Management Plan, as such a copy of this plan will be made available to all contractors prior to commencing work on the project. Overall responsibility for the implementation of this plan will remain with the planning applicant- Island Fish Ltd.

Signed

For Island Fish Ltd

Date 18.6.17