

P/25/037/LBC Rock House

Site Waste Management Plan

Date: 25 JUNE 2025

Introduction

This Site Waste Management Plan (SWMP), has been produced to manage the waste produced or likely to be produced as result of the roof tile replacement work on Rock House & Rock Cottage

The SWMP will allow relevant parties to understand, and as necessary follow, and adhere to an agreed methodology of safe and effective management of all and any waste produced through the works to its final use or disposal in accordance with the waste hierarchy is followed as far as is reasonably practicable.

Site Address

Rock House, Higher Town, St Martins, Isles of Scilly TR25 0QL

Responsibilities

The responsible person for this plan is the Applicant and Householder of Rock House - Neil Godden

The responsible person for when the work commences through to final disposal is the main contractor - Gareth Clemens Roofing.

The main contractor shall ensure that the plan is adhered to and that the waste chain documentation through to final disposal is received. The final disposal documentation shall be handed to the applicant to allow him to make it available to the IOS planning department upon request.

Any events that necessitate change to the plan during the works phase and before final disposal shall be agreed with the IOS planning department prior to implementation provided it is safe to do so

Project Works

The detail of the project works is identified in the full planning and listed building application: P/25/037/LBC Rock House

In general the works involve providing all round scaffolding with lifts around eaves level to allow safe replacement of the Asbestos cement roof tiles with natural slate on both Rock House and Rock Cottage. Roof fascias are to be replaced as necessary and new UPVC rainwater goods installed. Minor like for like repairs will be undertaken as necessary to the now exposed chimney stacks and as found following roof tile removal.

Waste Types and Quantities

The waste types likely to be produced are as follows

- Asbestos Cement Roof Tiles. Estimated at 4 Cubic metres
- Unused and broken natural slate tiles. Estimated at 0.25 Cubic metres
- Painted Wooden Fascia boards (150mm x 19mm) approx 28 metres total length
- Used metal fixings. Estimated at 3kg weight
- Used UPVC grey plastic guttering & brackets - approx 28 metres total length
- Used UPVC grey plastic downpipes - approx 6 metres total length
- Used roof membrane - sheeting material approx 80 sq.metres
- General builders waste and packaging - Estimated at 0.5 Cubic metres
- Wooden Pallets - 1.2m x1.2m Quantity 5

Waste Hierarchy

Reduction of Waste

It is no longer legal to resell or reuse Asbestos Cement Roof Tiles. As this is the bulk of the waste, there are very limited opportunities to eliminate or reduce the waste that will be or likely to be produced as part of this project. It is intended through careful handling and stacking of the waste to minimise the volumes of waste.

Reuse of Waste

All and any whole natural slate tiles left over from the project shall be safely stored on a pallet within the curtilage of the property's boundaries for future spares in case of minor subsequent damage or loss. Any broken slates shall be stored likewise for potential future use in the property's landscape

Any removed painted fascia timber shall be inspected for extent of soundness. If part of the timber is relatively sound then this shall be removed from any unsound sections and stored within the curtilage of the property's boundaries for future potential use in other external minor projects.

Any spare builders bags, containers or similar that are intact after use shall be retained within the curtilage of the property's boundaries for future use for material and temporary waste storage.

Pallets that are not owned or required by others shall be retained within the curtilage of the property's boundaries for future use

Recycling of Waste

The UPVC rainwater goods are not fit for reuse. These shall be cut up to produce stackable sections and ultimately transferred for recycling.

Removed rusted metal fixings shall be gathered together, contained and ultimately transferred for recycling

Waste Disposal

All waste that cannot be reused or has no potential reuse within the curtilage of the property's boundaries shall be transferred in accordance with the waste management scheme below.

Waste Management Scheme

The main contractor is Gareth Clemens Roofing. They will engage with Richard Hands Haulage to deliver 5 covered small skips from St.Marys Port Harbour to St.Martins Higher Town Quay via the SS Lyonesse Lady. They shall be transferred via forklift to the Easterly boundary of Rock House where they will be carefully filled by the main contractor before

being returned to Higher Town Quay and offloaded onto St.Marys Port Harbour via the SS Lyonesse Lady. Note that for additional protection, the Asbestos Cement Tiles shall be placed into builders bags within each skip before the skip is securely covered. All filled and covered skips shall be transferred to and offloaded at Penzance Port via the SS Scillonian III.

At Penzance, the skips shall be collected by Nick Ferris Waste and Recycling Ltd and transferred to their Herniss Waste station in Penryn.

At Penryn, the skips shall be emptied and the waste separated into 4 main streams. That is the UPVC and metals for recycling, general waste for energy, unusable general waste to landfill, and the Asbestos Cement Roof-tiles to specialist Landfill. Note that the waste types will be aggregated with other similar waste at Penryn before being transferred for final disposal.

The Asbestos Cement Roof-tiles will be containerised. When the container is full, it will be transferred to final disposal at the Walpole Landfill Site near Bridgewater TA6 4TF operated by Valencia Waste Management Ltd.

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