

Rural Vale Household Waste Recycling Centre (HWRC) Update



By Colin Smith
Operational Manager for Neighbourhood Services



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Existing Arrangements

- Rural Vale site situated on Llandow Trading Estate
- The site is outdated and not user friendly
- Limited capacity and has access restrictions (under 0.4 acre)
- Ongoing issues with access road
- Current lease expires January 2023
- **But.... *The site is to be relocated***



Considerations for a new site

- **A new site will need certain criteria -**

Land will ideally need to be identified on the LDP for employment allocations

Be designated for industrial use

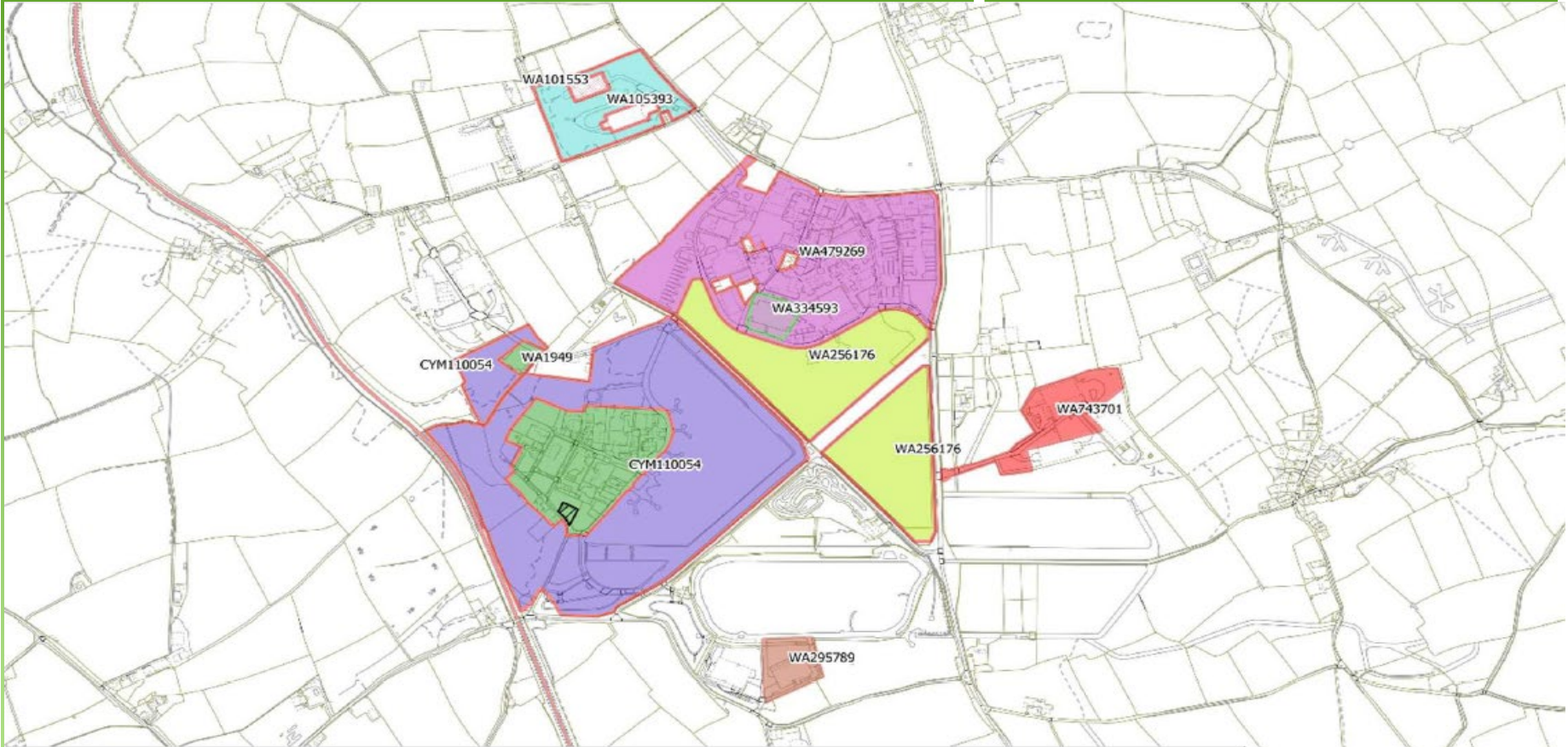
Be able to achieve planning permission for a waste site

Meet all the transport and access requirements

Meet the requirements for an Environmental Waste Permit

- **Limited options across the Rural Vale**
- **Expressions of interest advertised 3 times**
- **The sites across Llandow best suited the brief**

Alternative site options



Legend

- BSW HOLDINGS LIMITED (Co. Regn. No. 1822682) of Unit 60, Dyffryn Business Park, Llantwit Major Road, Llantwit Major, Cowbridge.
- EDWARD JOHN EVANS and ANTHONY ARTHUR EVANS of Marcross Farm, Llantwit Major, S Glam
- IEUAN GETHIN BONA THOMAS of Old Cwm Mill, Llanvair Discoed, Chepstow NP16 6LN and FIONA NEESON of West Winds, BayView Road, Porthcawl CF36 5NF
- ROBERT THOMAS (INVESTMENTS) LIMITED (Co. Regn.No. 00721402) of The Control Tower, Tumulus Way, Llantwit Trading Estate, Llantwit Major, Cowbridge, CF71 7PB
- Siteserv
- Concrete Investments INC
- Elite Design Limited
- L E L (PROPERTIES) LIMITED (Co. Regn. No.2359877) of Llantwit Industrial Estate, Llantwit Major, Cowbridge, The Vale of Glamorgan.
- (LEASE) ELETE DESIGN LIMITED (Co. Regn. No. 1027900) care of Graham Paul Limited, Court House, Court Road, Bridgend CF311BE.
- ▨ Current Recycling Centre Site

1:10000

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Alternative site options



Option 1

1 – WA334593 Unit 1 Vale Business Park



Option 1

- 2.8 acres in size
- Long term lease options
- Industrial use site and is an existing employment site
- Large flat site with concrete base
- Access roads are in good condition and the site is generally well maintained
- Favourable site for achieving planning and an environmental waste permit

Option 2

Site 2 – WA105393 Land to East of The Place for Homes, Sutton Road



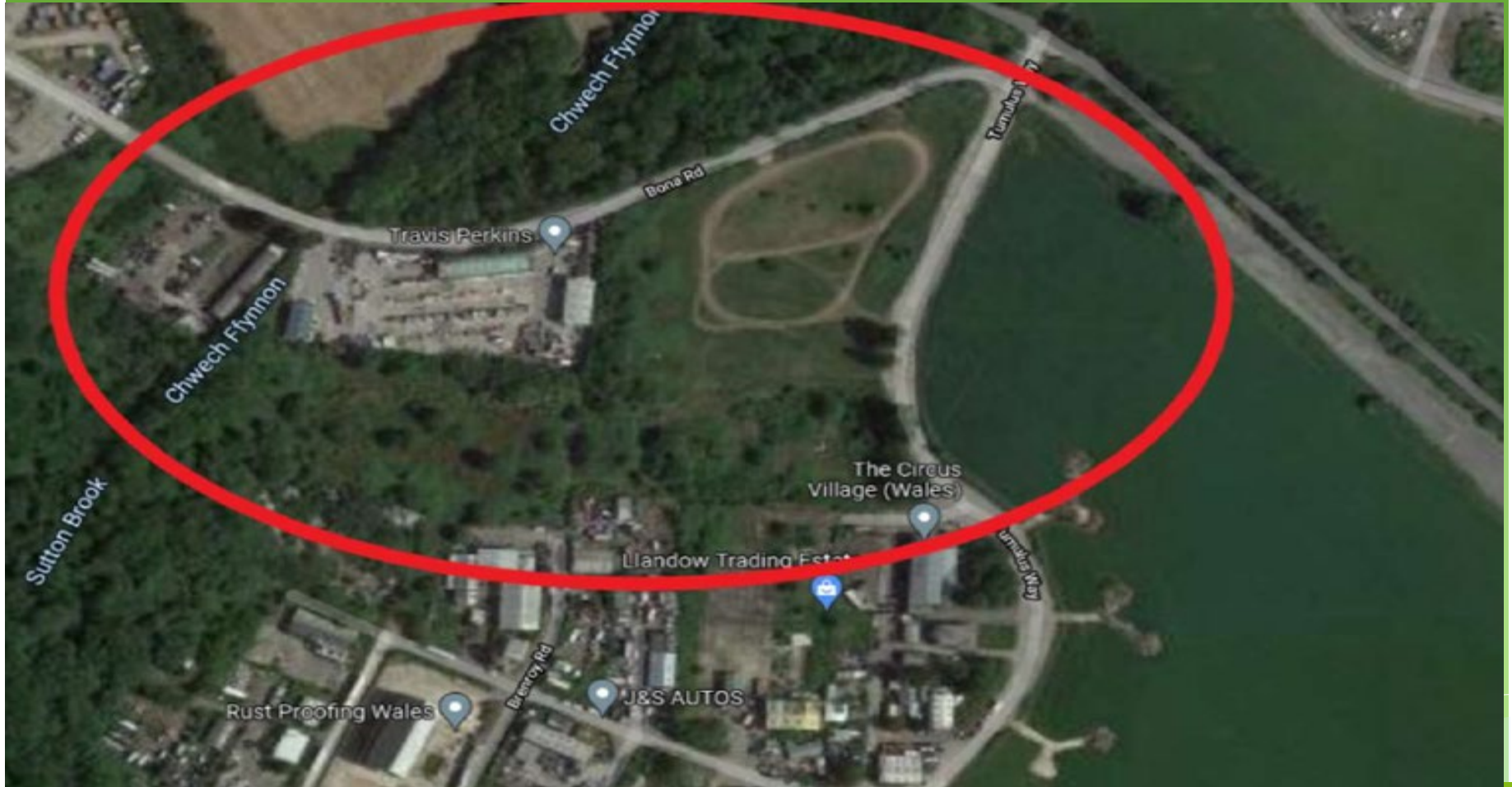
Option 2

- 1.5 acres in size
- Lease/purchase arrangements to be determined
- Industrial use site but not designated an existing employment site on the LDP
- Roads are in good condition but the B road access is narrow in parts and of concern
- Planning permission may be difficult to achieve (unallocated status within the LDP)
- Site is spacious with adequate space for queuing traffic
- Environmental permit requirements to be explored.



Option 3

Site 3 – Northern Part of Llandow Trading Estate



Option 3

- 8 acres available although the land owner is developing units on the site
- Possible long term lease is available
- Industrial use site and is an existing employment site
- Blank canvass as this part of the site is largely undeveloped
- Roads are in good condition at this end of the site
- Favourable site for achieving planning and an environmental waste permit

Option 4

Site 4 – Llandow Trading Estate, Former Scrap Yard WA1949



Option 4

- 1 acre available
- Purchase and lease options maybe available
- Light industrial use site
- Status unclear on planning and employment
- Possible land contamination issues
- Roads are in good condition at this end of the site
- Favourable site for achieving an environmental waste permit

Next steps

- Council's Estates department continuing negotiations
- Due diligence / site visits to the most viable options to be arranged
- Surveys – land contamination, liabilities, assessment of requirements i.e. drainage/access requirements, permitting and planning etc...
- Recommendations to be presented to Cabinet for consideration
- Aiming for project sign off early 2022
- £1.9m capital funding already allocated to this project
- Operational target 2023

Any questions?



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