

# Flintshire Deposit Local Development Plan 2015 - 2030

## Background Paper 5 Waste

September 2019

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## **Background Paper: Waste**

### **1. Introduction**

- 1.1. This background paper has been prepared to support the development of the Local Development Plan (LDP) 2015-2030. The purpose of the paper is to identify the evidence base for waste in the County and explain how the waste policies have been developed. Since the UDP was adopted there has been significant change in the way in which waste is managed, the legislative context and regulatory framework, all of which need to be taken into account during development of the LDP.

### **2. Policy Context**

- 2.1. The following section summarises the relevant national and local policy context which needs to be considered and taken account of when formulating the LDP. National Policy will not be repeated in the LDP, however the key themes to emerge from national policy will be addressed, and issues specific to the County will be dealt with via locally specific policy if required.

#### ***European Legislation***

- 2.2. There is comprehensive legislation at the European level regarding waste which sets out requirements for various waste types. The overarching Directive for waste is the Waste Framework Directive. European policy continues to change and the focus is now on achieving a Circular Economy. Domestic legislation ensures that, where relevant, European legislation is directly imposed in Wales. The most pertinent legislation is:

- Waste Framework Directive (WFD) (2018): Sets out the need for each Member State to establish waste management plans.
- Landfill Directive (1999): Sets out the following: Three classes of landfill; Non-hazardous, Hazardous and Inert; Targets for the reduction of biodegradable waste going to landfill; wastes which should not be accepted by landfill sites; a series of detailed requirements regarding the operation and regulation of landfill sites.
- Industrial Emissions Directive (2010): Brought together a number of different directives including the Waste Incineration Directive. Sets emission limits for a variety of installations including waste incineration plants.
- End of Life Vehicles (ELV) Directive (2000)
- Waste Electrical and Electronic Equipment (WEEE) Directive (2013)
- Mining Waste Directive (2006)

#### ***Planning Policy Wales edition 10 (2018)***

- 2.3. Planning Policy Wales 10 (PPW10) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes. PPW10 sets out the role that the land use system has to play in facilitating sustainable waste management and recognises the transition that the waste industry is going through. It aims to make best use of material resources and promotes the circular economy through design choices to prevent waste<sup>1</sup>. PPW10 states that the

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<sup>1</sup> PPW10 Para 5.12 <https://gov.wales/sites/default/files/publications/2018-12/planning-policy-wales-edition-10.pdf>

planning system has an important role to play in facilitating waste management by providing a framework for decision making<sup>2</sup>.

### ***Technical Advice Note 21: Waste (2014)***

- 2.4. Technical Advice Note (TAN) 21 sets out the main principles that should be applied when planning for waste and advises that PPW, TAN 21, LDPs, Towards Zero Waste and the Sector Plans make up the overall waste management plan for Wales, as required under European Law. TAN 21 sets out the need to ensure sufficient disposal and recovery capacity of municipal waste whilst avoiding overprovision. TAN 21 also sets out regional monitoring requirements.

### ***The National Waste Strategy: Towards Zero Waste***

- 2.5. Towards Zero Waste is the Welsh Government's overarching strategy for waste management, setting recycling targets, caps on Energy from Waste and landfill. The document contains medium term targets up to 2024/25 and longer term aspirations until 2050. The main aim of the document is to ensure waste is managed in a sustainable way.

### ***Collections, Infrastructure and Markets Sector Plan***

- 2.6. The Collections, Infrastructure and Markets Sector Plan (CIMSP) sets out the need to avoid overprovision of certain facility types, including recovery and disposal. The CIMSP projects the level of disposal and recovery capacity within a planning region.

### ***Municipal Sector Plan***

- 2.7. The Municipal Sector Plan (MSP) sets out the actions that will be taken in Wales to ensure that local authority collected waste is managed in a sustainable way. The document sets out a series of actions to encourage waste prevention, preparation for reuse and recycling and provides further clarification regarding caps on energy from waste and landfill.

### ***Construction and Demolition Sector Plan***

- 2.8. The Construction and Demolition Sector Plan, as the MSP, sets out the actions that will be taken in Wales to ensure that construction and demolition waste is managed in a sustainable way.

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<sup>2</sup> PPW10 Para 5.13 <https://gov.wales/sites/default/files/publications/2018-12/planning-policy-wales-edition-10.pdf>

### ***Food Manufacture, Service and Retail Sector Plan***

2.9. The Food Manufacture, Service and Retail Sector Plan as the MSP, sets out the actions that will be taken in Wales to ensure that wastes produced by this sector is managed in a sustainable way by focusing on prevention, high level, closed loop recycling and anaerobic digestion of food wastes.

### **3. Local Context**

- 3.1. There have been a large number of changes to the waste industry and the way in which it is regulated in recent years. These changes have been introduced to encourage the sustainable management of waste, reduce the regulatory burden where it is appropriate to do so, for example End of Waste, and to increase regulation where there is just cause to do so. The most significant changes are discussed below.
- 3.2. The requirement to separately collect waste came into force from the 1st of January 2015. The requirements apply to waste from all sources, including commercial and industrial waste, and mean that separate collections for paper, metal, plastic and glass must be provided or, where a collection is comingled, it must be processed to an appropriate standard. This requirement is in addition to the requirement to pre-treat waste prior to disposal in landfill which has been in place since 2007.
- 3.3. Landfill Tax rates have increased significantly since the UDP was adopted. The rate in 2012/13 was £64 per tonne for the standard rate and £2 per tonne for the lower rate. Landfill Disposal Tax is currently £91.35 per tonne for the standard rate and £2.80 for the lower rate. Unauthorised disposals rate is £137 per tonne. This high tax for disposing waste by landfill significantly reduces the ability of landfill sites to compete with other waste management types, which are not subject to the tax. However, it assists in pushing waste up the waste hierarchy.

- 3.4. The expansion of existing facilities and development of new facilities has greatly influenced how waste is managed and where. Local authorities have had financial impetus to procure dedicated capacity for the management of food wastes and residual wastes. A number of facilities have been developed across Wales in response to this, including Parc Adfer and the AD facility at Rhualt, Denbighshire which are of direct relevance to Flintshire. Both facilities have been procured to manage wastes collected by Flintshire County Council. Parc Adfer which has consent to manage 200,000 tonnes of residual waste per annum. It also has capacity to manage commercial and industrial wastes, though the amount that could be managed would depend upon the Partner Authorities' requirements. The development of such facilities may impact on commercial waste management companies who rely on local authority contracts. Due to Parc Adfer and the AD facility, there is no identified need for further recovery or disposal infrastructure within the County. Parc Adfer has capacity to accept third party waste and planning permission has also been secured and is in the process of being implemented for landfill at Parry's Quarry. Therefore, there is no demonstrable need to provide strategic allocations for waste management within the LDP
- 3.5. As a consequence of reducing volumes of waste being deposited in landfill sites, the economic viability of landfill has been impacted. A number of disposal sites have been closed in Wales before completion due to the costs associated with operating verses the revenue generated by deposits. The remaining landfill sites in the North Wales region are operated by commercial companies who could make similar operation decisions. This could leave the region with insufficient capacity and a policy framework which would then require an additional site/s to be identified. Ultimately, this is a matter that the Welsh Government needs to address.

## 4. Baseline

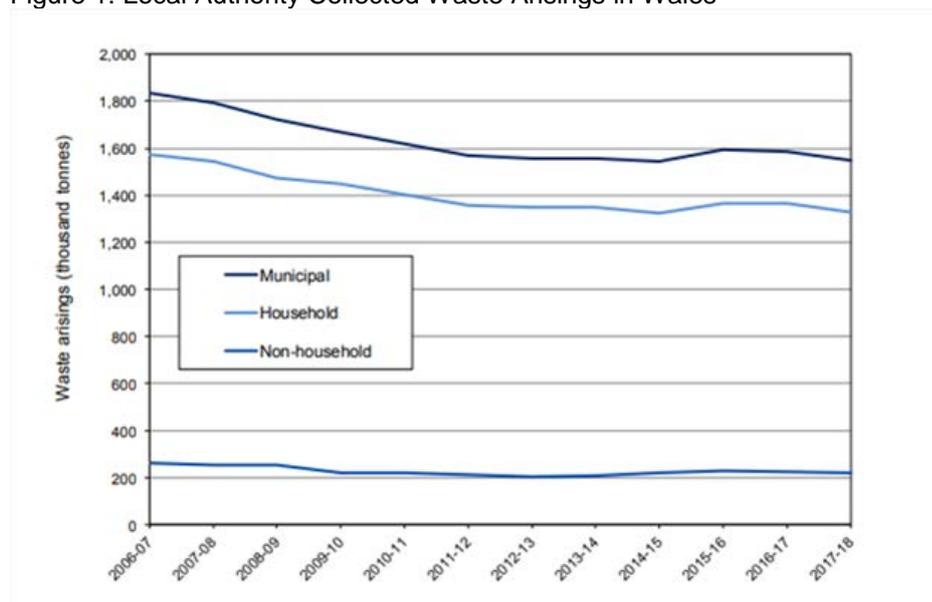
### *Introduction*

- 4.1. Waste data is largely collected and disseminated on the basis of where it was produced. There is a requirement for local authorities to provide waste data to Welsh Government which results in a comprehensive data set for local authority collected waste. Waste produced by other sectors is generally provided using sporadic surveys. Data collected using waste returns provided to Natural Resources Wales is less comprehensive and must be used with caution because of the way in which it is collected.

### Local Authority Collected Waste

4.2. Waste arisings in Flintshire have not significantly changed since 2008/09, with minor fluctuations in arisings observed and an overall decrease by 2018/19. Wales as a whole has seen a general decline in arisings since 2004, see Figure 1 below, against a backdrop of increasing housing numbers and population. The UDP was published at a time when it was expected that local authority collected waste arisings would increase. The Regional Waste Plan, for example, predicted that Local Authority Collected Waste arisings in North Wales would be 718,734 tonnes in 2013/14<sup>3</sup> compared with actual arisings which totalled 430,300 tonnes, see Table 1 below.

Figure 1: Local Authority Collected Waste Arisings in Wales



Source: Waste Data Flow

Table 1: Local Authority Collected Waste: Arisings in Flintshire and North Wales

Area	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Flintshire	87,900	87,700	88,300	86,900	88,100	89,900	84,500
North Wales	461,700	446,900	439,700	431,200	432,400	430,300	419,600
	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>				
	85,456	86,256	82,718				
	422,551	428,000	407,743				

4.3. The way in which waste is managed has also dramatically changed since 2008 with recycling and composting rates significantly increasing over the last decade. The Welsh Government has set statutory recycling targets which Flintshire has met. Whilst there has been a decrease in recycling rates in Flintshire between 2016/17 and 2017/18, Flintshire is close to meeting the 2019/20 target of 68% and is on target to meet the 2024/25 target of 70%, see Table 2 below.

<sup>3</sup> North Wales Regional Waste Plan 1<sup>st</sup> Review Technical Companion

Table 2: Recycling Rates

Area	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018
Flintshire	42.4	43.2	47.1	48.3	54.9	55.1	55.0	58.5	68.2	67.2
North Wales	39.4	44.0	47.5	50.5	54.2	55.7	57.0	60.0	65.2	64.7
Wales	-	-	-	-	52.3	54.3	56.2	60.2	63.8	62.7
<b>Statutory Targets</b>					<b>52</b>	N/A	N/A	<b>58</b>	N/A	N/A

Source: StatsWales

## 5. Provision and Need

- 5.1. There are a range of waste management facilities in Flintshire. The Council operates a number of civic amenity sites and a composting facility and the remainder are operator by private companies. Appendix 1 details permitted facilities in Flintshire, i.e. those sites which have an environmental permit issued by Natural Resources Wales (NRW) which allows them to manage waste. There are a large number of facilities compared with other North Wales authorities which is likely to reflect the urban nature of the County, and its proximity to the North West conurbations. Appendix 2 shows the details of waste managed by existing facilities in Flintshire.
- 5.2. Information on arisings is limited at the Local Planning Authority level. Waste returns data provided by NRW can give an indication of the amount of waste being produced within Flintshire but needs to be used with caution as it does not include waste sent to exempt facilities and can underestimate waste being produced due to issues with coding and the movement of waste through waste transfer stations. Notwithstanding this, Appendix 3 and 4 show that of the 3,022,733 tonnes of waste received by facilities in North Wales, 1,121,175 tonnes of this was managed in Flintshire. This is most likely to be due to the industrial nature of these authorities compared with the other North Wales authorities and their proximity to England.
- 5.3. A number of waste management planning permissions have been granted within the County since the UDP waste adopted in 2011, as detailed within Appendix 5.
- 5.4. There is no identified need for further recovery or disposal infrastructure within the County given the progress which has been made in terms of Parc Adfer which will manage residual waste from across North Wales Partner Authorities, and the AD facility developed in Rhualt in Denbighshire which manages food waste arising in Flintshire, Denbighshire and Conwy. Planning permission has also been secured and is in the process of being implemented for landfill at Parry's Quarry. Therefore, no strategic allocations for waste management are identified within the LDP.

- 5.5. During the 'Call for Sites' consultation which was held between 28 February 2014 to 30 May 2014 a site for an 'Inert Restoration Infill' at Ruby Quarry (site reference RHYD001) was submitted for consideration. Ruby Quarry is a dormant shale quarry and has not been worked for a number of years and has naturally regenerated. Whilst there has been a missed periodic review and a number of schemes required in order to re-activate the quarry, the site has an extant planning permission for the winning and working of minerals until 31 December 2021. The site lies within the open countryside and has been worked as a quarry, part of the site includes a Regionally Important Geological Site, an ancient woodland, Coed Lygan-Uchaf and Coed Nant Figillt wildlife site, archaeological interest, is within C2 flood zone, and there is a Grade II Listed Buildings within 250m of site associated with former brickworks and mine.
- 5.6. At present, there is no national policy support for the use of quarries for inert landfill restoration. Waste policy aims to encourage waste up the waste hierarchy with disposal at the bottom of the hierarchy. It is therefore, not considered appropriate to provide a specific waste allocation for this type of site within the LDP.
- 5.7. TAN21 makes it clear that the application of the waste hierarchy demonstrates that the disposal of inert waste is not acceptable in most circumstances, and without exceptional justification, planning applications for the disposal for inert waste should be refused.<sup>4</sup> Should a planning permission be submitted for an inert restoration infill at this site, there are suitable policies drafted within the LDP that would be able to assess such an application. However, exceptional circumstances would have to be demonstrated to provide justification for the disposal or recovery of inert waste.
- 5.8. During the 'Further Call for Sites' consultation held in 2017, a submission was received for 'Waste Zoning' on an existing quarry site known as Pinfold Lane Quarry and Stoney Beach Quarry. Whilst there are extant consents for waste management activities at this site, the area has been highlighted within Policy EN21 which lists sites which are considered to be suitable in principle for waste management uses. With the existing provision in the County and the flexibility of the criteria based policies proposed in the plan, it has not been considered necessary to provide specific and detailed waste allocations in the LDP.
- 5.9. No other sites had been proposed for waste management activities during the various consultations for call for sites.

## **6. Review of UDP policies**

- 6.1. The Unitary Development Plan (UDP) contains a number of policies relating to waste. These policies have been reviewed and their relevance for the LDP is discussed in Table 3 below.

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<sup>4</sup> TAN21 paragraph 4.23 <https://gov.wales/sites/default/files/publications/2018-09/tan21-waste.pdf>

Table 3: UDP Waste Policies

<b>Policy</b>	<b>Comment</b>	<b>Recommendation for the LDP</b>
EWP6 Areas of Search for New Waste Management Facilities	Identifies a range of areas within which waste facilities would be supported. The list include a number of disused quarries and industrial sites.	The list needs to be reviewed as some sites may no longer be appropriate.
EWP7 Managing Waste Sustainably	Requires need to be demonstrated against the Regional Waste Plan (RWP). Requires facilities treat and/or dispose of waste using the best practical environmental option.	The RWP is no longer relevant and the principle of best practical environmental option has been removed from TAN 21. The focus in the revised TAN is on ensuring that decisions are made in accordance with the waste hierarchy.
EWP8 Control of Waste Development and Operations	Provides a range of criteria against which proposals for waste would be assessed.	Does not provide spatial criteria.
EWP9 New Development and Waste Management Facilities	Requires that applications involving more than 2ha of land will be required to make provision for waste management facilities.	PPW requires that adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design of any development.
EWP10 Reusing Development Waste	Requires consideration of waste prevention or minimisation.	PPW requires waste prevention efforts to be made at the design stage.
EWP11 Development on or adjacent to landfill sites	Requires consideration of the risks posed by landfill to the proposed development.	PPW requires planning authorities to take into account the extent of surface and subsurface hazards which may pose risks to health and the environment to ensure that new development is not undertaken without an understanding of the risks and ground stability associated with landfill sites

## 7. Preferred Strategy

- 7.1. The Preferred Strategy set out the strategic policy for waste management in Strategic Policy STR15. The Policy sets out the intention to secure waste reduction through the planning system and to ensure that where waste is produced, it is managed sustainably. It also provides spatial guidance, directing new waste facilities towards industrial sites whilst recognising that some facilities may need to be located outside the development boundary.

Figure 2: Strategic Waste Policy

<p><b>Strategic Policy STR 15</b></p> <p><b>Waste Management</b></p> <p>The LDP will facilitate the sustainable management of waste by:</p> <ul style="list-style-type: none"><li>i. Securing opportunities to minimise the production of waste in all development and ensuring the sustainable management of waste once it has been produced;</li><li>ii. Supporting proposals for waste management which move the management of waste up the waste hierarchy;</li><li>iii. Supporting proposals which reduce the impacts of existing waste management on communities and the environment;</li><li>iv. Directing new waste management facilities towards existing and allocated industrial sites which are suitable for waste management facilities;</li><li>v. Recognising that some types of waste facility may need to be located outside development boundaries;</li><li>vi. Protecting strategically important sites through the use of buffer zones where necessary; and</li><li>vii. Encouraging the co-location of heat producers and the development of heat networks through the identification of appropriate sites.</li></ul>
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## 8. LDP Waste Policies

- 8.1. The proposed waste policies within the LDP provide the criteria based policies to assess waste management development and to guide developers to sites which are considered, in principle acceptable for waste management uses. The policies include:-
- EN19 Managing Waste Sustainably
  - EN20 Landfill Buffer Zone
  - EN21 Locations for Waste Management Facilities
  - EN22 Criteria for Waste Management Facilities and Operations
- 8.2. EN19 would ensure that adequate provision is made for waste management facilities within new developments, to prevent waste the generation of waste where possible, and to ensure that it is sustainably managed where it is generated, thereby helping Flintshire to achieve the targets set within the National Waste Strategy.

<p><b>EN19: Managing Waste Sustainably</b></p> <p>Proposals for new development should:</p> <ul style="list-style-type: none"><li>a. demonstrate how the production of waste will be minimised during all stages of the development and how wastes which do arise would be managed in a sustainable way, in accordance with the waste hierarchy.</li><li>b. demonstrate, where relevant, that adequate facilities and space for collection, composting and recycling of waste materials has been made.</li></ul>
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- 8.3. Any potential conflict between sensitive development and the consented Parry's Quarry Landfill will be minimised by the application of a 250 metre landfill buffer zone around the Landfill as set out in EN20 and shown on the proposals map. Natural Resources Wales generally advises that development should be a minimum of 250 metres away from landfill sites.

**EN20: Landfill Buffer Zone**

There will be a presumption against sensitive development within the landfill buffer zone. Proposals for new sensitive development within 250m of Parry's Quarry Landfill will only be permitted where it can be demonstrated that there would be no adverse effects from the consented landfill site.

- 8.4. The purpose of this Policy is to provide a framework for the assessment of planning applications for waste management facilities and expands on Strategic Policy STR15. In line with criterion iv of Strategic Policy STR15, this policy directs developers to sites where, waste management activities may be suitable. The first part of the Policy provides a list of existing or allocated employment sites/Principal Employment Areas which are considered to be suitable, in principle for waste management uses. The sites will be shown on the proposals map.

**EN21: Locations for Waste Management Facilities**

Proposals for the management of waste, excluding landfill and open windrow composting will generally be permitted on existing or allocated employment sites for B2 uses subject to meeting the criteria detailed in Policy EN22. Sites which are considered to be suitable in principle for waste management uses include:

- Parry's Quarry, Alltami
- Ewloe Barn Industrial Estate, Alltami
- Pinfold Lane Quarry/Stoney Beach Quarry, Alltami
- Alltami Depot, Alltami
- Manor Industrial Estate, Bagillt
- Broughton Mill Industrial Estate, Broughton
- Spencer Industrial Estate
- Catheralls Industrial Estate and Pinfold Industrial Estate, Buckley
- Old Power Station Site, South of Flintshire Bridge, Connah's Quay
- Dock Road, Connah's Quay
- Deeside Industrial Park (Excluding the Northern Gateway and DARA)
- Greenfield Business Park, Greenfield
- Mostyn Docks, Mostyn
- Chester Road East, Queensferry
- Pentre Industrial Estate, Pentre, Queensferry
- Queensferry Industrial Estate, Pentre, Queensferry
- Glendale Business Park, Sandycroft, Queensferry
- River Lane Industrial Estate, Saltney
- Prince William Avenue, Sandycroft

Proposals for the management of waste outside of land not listed above for Waste management uses, or allocated for B2 uses, or land within an Employment Allocation or a Principal Employment Area, may be permitted within settlement boundaries provided:

- i. The proposed development cannot be located on principal employment sites, land allocated for employment uses or within development boundaries due to the scale or nature of the proposed development, or
- ii. The proposal is intended to manage wastes arising entirely on site, or
- iii. There is a demonstrable need for the waste management facility type concerned and there are no allocated sites within a reasonable distance, taking into account the catchment of the waste, and
- iv. The site is outside the AONB; and
- v. There is provision for restoration upon cessation of the approved use.

Proposals outside of settlement boundaries will only be permitted where it can be demonstrated that there are no available or suitable sequentially preferable sites.

Proposals for the treatment of biodegradable waste by means of composting, including anaerobic digestion and in-vessel composting will generally be acceptable on sites within existing agricultural use to deal with biodegradable waste arising from that use, or on sites outside the AONB.

- 8.5. An assessment has been carried out to assess all of the sites listed in the UDP Policy EWP6, all the employment allocations of PE1 (Appendix 6), and all of the Principal Employment Areas of PE2 (Appendix 7) for their suitability for waste management uses. A traffic light colour coding assessment has been undertaken of each site to indicate which sites would be in principle suitable; red being unlikely to be suitable, amber being potentially suitable and green being suitable for waste management activities. Considerations for each site included if the site was a greenfield/brownfield site, within the flood plain or not, if existing waste uses operate from the site, and the nature of the existing business park/industrial site.
- 8.6. Whilst Natural Resources Wales would control operations of waste management facilities through the environmental permitting regime, not all waste operations would be regulated through the permitting system as some operations are exempt. Therefore, at the planning application stage, applications must demonstrate that it is possible to adequately control the operations taking into account the location of the proposed facility and its proximity to sensitive receptors. Applications would be assessed against Policy EN22 and other policies within the LDP to ensure that they would be suitable.

**EN22: Criteria for Waste Management Facilities and Operations**

**Proposals for waste management will be permitted provided:**

- i. The proposal would move the management of waste up the waste hierarchy; or**
- ii. There is an identified need for the facility type at the regional level, in accordance with Technical Advice Note 21; and**
- iii. There would be no significant adverse visual impacts; and**
- iv. Any visual impacts can be satisfactorily mitigated through the use of landscaping and appropriate storage of wastes; and**
- v. Compliance with other policies in the plan.**

### Appendix 1: Permitted Waste Facilities in Flintshire: Source NRW 2018

Permit Number	Site Name	Town	Operator	Category
TB3590HJ	Parrys Quarry	Mold	Mold Investments Limited	C&D MRF
ZB3793HN	Dragon Works	Chester	City Metals ( U K ) Limited	End of life vehicle facility
YP3394FT	Road Runners	Chester	Road Runners	End of life vehicle facility
XP3694FN	The Old Transport Yard	Deeside	Mr M R Jackson	End of life vehicle facility
WP3394FG	Copart U K - Prince William Avenue	Chester	Copart U K Ltd	End of life vehicle facility
BP3493VS	Queensferry Car Breakers	Queensferry	Queensferry Car Breakers Limited	End of life vehicle facility
HP3794FP	Deeside Motorcycles	Connahs Quay	Stewart Williams	End of life vehicle facility
CP3794FR	Bagillt Car Spares	Bagillt	Bagillt Car Spares	End of life vehicle facility
YP3194FU	Flintshire Commercial Dismantlers	Holywell	Flintshire Commercial Dismantlers	End of life vehicle facility
ZP3694FV	Flintspeed Car & Commercial Dismantlers	Holywell	Frank Sheratt	End of life vehicle facility
BP3390VA	Standard Landfill Site	Buckley	Flintshire County Council	Hazardous Waste Landfill Site
WP3694FZ	Safetykleen Broughton	Deeside	Safety Kleen U K Ltd	Hazardous Waste Transfer Stations (including treatment)
BP3294VP	Mold Recycling Park	Mold	Flintshire County Council	Household Waste Recycling Centres
BP3291EB	Globe Way Recycling Park	Buckley	Flintshire County Council	Household Waste Recycling Centres
XB3597TM	Sandycroft Recycling Park	Deeside	Flintshire County Council	Household Waste Recycling Centres
BP3295VS	Queensferry Recycling Park	Deeside	Flintshire County Council	Household Waste Recycling Centres
BP3299VH	Dock Road Recycling Park	Deeside	Flintshire County Council	Household Waste Recycling Centres

BP3297EZ	Flint Recycling Park	Flint	Flintshire County Council	Household Waste Recycling Centres
DP3493LA	A Skip 2 U Ltd	Mold	A Skip 2 U Ltd	Household, Commercial and Industrial Transfer Stations
AP3694FE	Old Bridge Inn	Mold	G Scarfo & Son	Household, Commercial and Industrial Transfer Stations (including treatment)
YP3894FR	Standard Road Transfer Station	Buckley	Flintshire County Council	Household, Commercial and Industrial Transfer Stations (including treatment)
JP3994FX	West Penine Recycling Transfer Station	Buckley	W P R ( U K) Ltd	Household, Commercial and Industrial Transfer Stations (including treatment)
VP3794FN	A S H Bretton Recycling Centre	Bretton	Alan's Skip Hire Limited	Household, Commercial and Industrial Transfer Stations (including treatment)
BP3391EL	Brookhill Transfer Station	Buckley	Flintshire County Council	Household, Commercial and Industrial Transfer Stations (including treatment)
BP3797SZ	Ewloe Waste Transfer Station	Mold	Thornccliffe Building Supplies Ltd	Household, Commercial and Industrial Transfer Stations (including treatment)
WB3493HU	Alltami Depot	Alltami	Flintshire County Council	Household, Commercial and Industrial Transfer Stations (including treatment)
FP3194FH	Queensferry Depot	Sandycroft	S P Power Systems Ltd	Household, Commercial and Industrial Transfer Stations (including treatment)
CB3233AV	T J's Skip Hire Ltd	Deeside	T J's Skip Hire Ltd	Household, Commercial and Industrial Transfer Stations (including treatment)

JB3932RM	Paperback Collection & Recycling Ltd	Deeside	Paperback Collection & Recycling Limited	Household, Commercial and Industrial Transfer Stations (including treatment)
DB3332RH	C T Skip Hire	Deeside	C T Skip Hire	Household, Commercial and Industrial Transfer Stations (including treatment)
FP3198SG	Materials Recycling And Recovery Facility	Deeside	Orchid Shotton Ltd	Household, Commercial and Industrial Transfer Stations (including treatment)
TB3397TD	Roadrunner Waste Ltd	Bagillt	G. T Roberts & Son Limited	Household, Commercial and Industrial Transfer Stations (including treatment)
CB3593HF	Unit 103		Parry And Evans Limited	I&C MRF
TP3894FN	Waen Farm	Mold	Edward Stephens	Inert Landfill Site
LP3394FD	Cefn Mawr Quarry Landfill	Mold	Castle Cement Padeswood Ltd	Inert Landfill Site
HP3394FV	Bagillt Landfill Site	Bagillt	Veolia Es Uk Ltd	Inert Landfill Site
WP3594FF	S P A Davies & Sons	Mold	S P A & J L Davies	Metal Recycling Site
CP3494FZ	Spencer Ind Est Scrapyard	Buckley	Spencer Industrial ( North Wales) Ltd	Metal Recycling Site
EP3694FR	P Dobbins Chester Ltd	Saltney	P Dobbins Chester Limited	Metal Recycling Site
GP3494FW	J Chadwicks Scrapyard	Deeside	S J Chadwick	Metal Recycling Site
WP3194FL	Chadwicks Metal Processing Facility	Deeside	Chadwicks	Metal Recycling Site
GP3894FB	Trident Metals	Deeside	Trident Commercial Holdings Limited	Metal Recycling Site
HP3594FD	Flintshire Commercial Dismantlers	Holywell	Flintshire Commercial Dismantlers	Metal Recycling Site
GP3294FZ	S J Chadwicks Greenfield	Greenfield	J Chadwicks	Metal Recycling Site
ZP3994FJ	Delyn Metals Ltd	Holywell	Delyn Metals Ltd	Metal Recycling Site
NP3894FK	Point Of Ayr Treatment Facility	Ffynnongroew	Delyn Metals Ltd	Metal Recycling Site
FB3497TK	Fron Haul Quarry	Mold	Breedon Southern Limited	Mining and extractive waste facility

SP3894FZ	Maes Y Grug Landfill	Mold	B Griffiths	Non-Hazardous Landfill Site
BP3894FD	Sea View Farm 1	Deeside	D Morgan Plc	Non-Hazardous Landfill Site
SP3394FL	Sea View Farm 2	Deeside	D Morgan Plc	Non-Hazardous Landfill Site
BP3298VK	Greenfield Recycling Park	Greenfield	Flintshire County Council	Open Windrow Composting; Household Waste Recycling Centres
KP3294FW	P H S North Wales	Buckley	Personnel Hygiene Services Ltd	Transfer of clinical waste
BP3594FN	Padeswood Landfill	Mold	Castle Cement Padeswood Ltd	Unknown
JB3034RN	Cambrian Quarry	Gwernymynydd	Ash Resource Management (Cambrian Quarry) Ltd	Use/treatment of inert waste for land reclamation or construction
FB3734RP	P M Dromgoole & Sons Agricultural Ltd	Nr Mold	P M Dromgoole & Sons Agricultural Ltd	Use/treatment of inert waste for land reclamation or construction
MB3733RU	Alltami Soil & Aggregate Recycling Facility	Mold	Brock Plc	Use/treatment of inert waste for land reclamation or construction
FB3735AT	Cambrian Concrete	Near Mold	Lloyd Holdings ( North West) Ltd	Use/treatment of inert waste for land reclamation or construction
UB3697TL	Glasfryn Yard		Gary Catton Haulage Ltd	Use/treatment of inert waste for land reclamation or construction
KB3433RY	Alan's Skip Hire Ltd	Deeside	Alan's Skip Hire Ltd	Use/treatment of inert waste for land reclamation or construction
FB3897TV	Maes Mynan Quarry	Mold	Breedon Southern Limited	Use/treatment of inert waste for land reclamation or construction
DB3435RA	Maes Mynan Quarry	Mold	Lloyds Quarries Limited	Use/treatment of inert waste for land reclamation or construction

**Appendix 2: Waste Managed by Waste Facilities in Flintshire in 2017-18:  
Source NRW (tonnes)**

Facility Type	Total		Total
CA Site	35958	Inert Waste Transfer	18435
Car Breaker	31433	Material Recycling Facility (MRF)	227545
Clinical Waste Transfer	400	Metal Recycling	18981
Co-Incinerator	93764	Mobile Plant - Unknown	7400
Deposit of waste to land (recovery)	206280	Non Hazardous LF	594
Haz Waste Transfer	2662	Non-Haz Waste Transfer	392099
HCl Waste TS + treatment + asbestos	43633	Physical Treatment	21453
WEEE treatment facility	20537	<b>Grand Total (Tonnes)</b>	<b>1,121,175</b>

Recorded Origin	Total	Recorded Origin	Total
Aberdeenshire	884	Newcastle-under-Lyme	38
Angus	9152	Newport	1876
Aylesbury Vale	18114	Non UK destination	395
Birmingham	17772	Norfolk	340
Blackpool	4	North Ayrshire	14602
Bolton	2191	North East Derbyshire	1
Bradford	1053	North East Lincolnshire	445
Brent	1698	North Somerset	27
Bristol, City of	3176	North Tyneside	23
Bromsgrove	226	North Yorkshire	1684
Burnley	96	Northamptonshire	208
Caerphilly	726	Northumberland	405
Calderdale	0.1	Nottingham	1158
Cambridge	404	Nottinghamshire	1
Cambridgeshire	1	Other	3891
Canterbury	1191	Oxford	363
Cardiff	134	Oxfordshire	709
Carlisle	89	Pembrokeshire	604
Carmarthenshire	1672	Perth and Kinross	29
Ceredigion	345	Plymouth	1
Cherwell	10768	Powys	85
Cheshire East	44669	Reading	926
Cheshire West and Chester	108408	Renfrewshire	4
Chesterfield	16	Rhondda Cynon Taf	13
City of London	0.7	Richmond upon Thames	3
Conwy	14523	Rotherham	5383
Cornwall	51	Rushmoor	52
Coventry	0.1	Salford	1
Craven	7	Sandwell	0.1

Croydon	7902	Scarborough	10117
Cumbria	5	Scotland	313
Denbighshire	41805	Sheffield	5
Derby	6732	Shropshire	311
Derbyshire	4315	Slough	0.1
Doncaster	2	South Lanarkshire	28
Dorset	29485	South Northamptonshire	9425
East Ayrshire	162	South Oxfordshire	388
East Lothian	2265	South Somerset	3106
East Renfrewshire	1854	St. Helens	200
East Staffordshire	23	Staffordshire	1122
East Sussex	488	Staffordshire Moorlands	10812
Edinburgh, City of	343	Stirling	1491
Flintshire	353077	Stoke-on-Trent	1550
Gloucestershire	1848	Stratford-on-Avon	326
Greater Manchester	505	Suffolk	19
Greenwich	113	Surrey	240
Guildford	703	Swansea	81
Gwynedd	10142	Swindon	113
Halton	190	Tamworth	1921
Hampshire	1	Telford and Wrekin	2855
Harrow	8996	Tendring	141
Hertfordshire	2533	Test Valley	1354
Hinckley and Bosworth	3682	Tewkesbury	40
Hyndburn	645	Thanet	2800
Isle of Anglesey	1479	Tonbridge and Malling	346
Kent	5117	Torridge	92
King's Lynn and West Norfolk	128	Trafford	209
Kingston upon Thames	44	Vale of Glamorgan	618
Kirklees	937	Wales	1330
Knowsley	4755	Walsall	5
Lancashire	27553	Warrington	18200
Lancaster	146	Warwickshire	1544
Leeds	325	West Lancashire	5
Leicester	114	West Midlands	1752
Leicestershire	679	West Yorkshire	2066
Lewisham	19	Wigan	10822
Lincolnshire	1172	Wiltshire	16
Liverpool	31073	Winchester	128
Luton	0.1	Wirral	71280
Manchester	13724	Wokingham	0.1

Medway	0.1	Wolverhampton	1
Merseyside	8649	Worcestershire	1034
Mid Sussex	1761	Wrexham	48729
Milton Keynes	2186	Wychavon	2467
Monmouthshire	7	York	35
Newcastle upon Tyne	297	(unknown)	63126
<b>Grand Total</b>			<b>1121175</b>

**Appendix 3: Waste Removed from Flintshire Waste Facilities in 2017-18:  
Source NRW (Tonnes)**

Destination WPA	Tonnes	Destination WPA	Tonnes
Barnsley	23	Liverpool	24109
Bedford UA	1482	Manchester	56751
Birmingham City	1410	Neath Port Talbot	185
Bridgend	12141	Newport	18
Brighton and Hove	829	Norfolk	14366
Bristol City	52	North Lincolnshire	52
Buckinghamshire	2	North Yorkshire	1135
Bury	270	Northamptonshire	1085
Cambridgeshire	133	Northern Ireland	40
Cheshire East	43031	Northumberland	1614
Cheshire West and Chester	86114	Nottingham City	3211
Conwy	4792	Nottinghamshire	6119
Cornwall UA	2	Outside UK	78705
Corporation of London	7	Oxfordshire	1
County Durham	1792	Powys	142
Cumbria	930	Rotherham	281
Darlington	27	Rutland	3480
Denbighshire	4699	Scotland	123
Derbyshire	45	Sheffield	25
Doncaster	951	Shropshire	4707
Dorset	4	St Helens	257
East Riding of Yorkshire	22	Staffordshire	364
Essex	241	Stockport	2053
Flintshire	172603	Stoke-on-Trent	17
Gloucestershire	20	Surrey	184
Gwynedd	14	Tameside	13
Halton	80	Vale of Glamorgan	3
Hampshire	9	Warrington	1961
Hartlepool	117	Warwickshire	123
Hertfordshire	909	West Berkshire	286
Isle of Anglesey	7411	Wirral	953
Kent	1149	Worcestershire	31
Lancashire	26673	WPA Not Codeable	7262
Leeds	982	Wrexham	49608
Lewisham	7	York, City of	336
Lincolnshire	611	(unknown)	30516
<b>Grand Total</b>			<b>659697</b>

#### Appendix 4: Local Authority Waste Collected in North Wales

Local Authority	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016
Conwy	77,200	72,500	67,800	67,200	66,800	63,900	64,300	63,523
Denbighshire	48,800	44,400	44,000	42,100	43,500	42,600	42,000	42,333
Flintshire	87,900	87,700	88,300	86,900	88,100	89,900	84,500	85,456
Gwynedd	79,900	80,300	77,600	76,400	77,000	77,000	73,100	73,259
Isle of Anglesey	44,500	43,200	43,800	43,200	41,900	39,500	39,600	40,268
Wrexham	82,200	79,000	80,100	77,400	75,800	80,600	80,100	83,271
North Powys	41,200	39,800	38,100	38,000	39,300	36,800	36,000	34,441
<b>Total</b>	<b>461,700</b>	<b>446,900</b>	<b>439,700</b>	<b>431,200</b>	<b>432,400</b>	<b>430,300</b>	<b>419,600</b>	<b>422,551</b>

Local Authority	2016/ 2017	2017/ 2018
Conwy	62,560	60,054
Denbighshire	44,323	43,988
Flintshire	86,256	82,718
Gwynedd	75,312	70,378
Isle of Anglesey	38,831	37,562
Wrexham	87,886	85,118
North Powys	32,838	27,925
<b>Total</b>	<b>428,006</b>	<b>407,743</b>

**Appendix 5: Planning Applications for Waste Management since the UDP was adopted 28 September 2011**

Application reference	Location	Description	Decision	Date
36896	Alan's skip hire Broughton Mills Road	Variation of Condition No.3 attached to planning permission ref: 34727	Withdrawn	20/06/2012
43948	Pinfold Lane Quarry	Integrated Waste Management Facility	Refused	03/11/2011
44960	Spencer Industrial Estate, Globe Way	Retrospective application for a recycling and waste transfer centre	Withdrawn	13/05/2013
45069	Delyn Metals Point Of Ayr, Talacre	Metal recycling and recovery plant for end-of-life vehicles, ferrous and non-ferrous metals, redundant and scrap caravans and roof and wall panels	Refused	22/01/2013
48179	CRT Antelope Industrial Estate	Change of use of redundant warehouse (Use Class B2) into Recycling	Approved	01/11/2011
48227	Greenfield Compost site	Continuation of existing green waste composting operation	Approved	04/11/2011
48349	Tata Steel landfill	Planning Consent Reference: No: P4/5/19737 Variation Request	Approved	26/09/2011
48496	Delyn Metals Gwespr	Variation of condition no.1 of planning permission ref: 1240/90 to allow storage up to 8m higher than base datum point	Refused	18/01/2012
48649	Roadrunner Dee Bank Industrial Estate	Retrospective application for the open air storage of empty skips, equipment and product.	Approved	01/11/2011
48702	Brookhill Landfill, Pinfold Lane Industrial Estate	Retention of existing transfer compound and proposed waste transfer slabs for green waste and food waste	Approved	04/11/2011
49053	TJ's Skips Unit 26 Deeside Industrial Estate	Change of use for use of building as waste transfer station involving alteration to current access door to the hangar	Approved	08/02/2012

49165	CT Skip Hire Drome Road	Change of use to allow development of small scale waste transfer	Approved	16/01/2012
49435	Dromgoole Mold Road	Continuation of Inert Waste Recycling Operation	Approved	30/05/2013
49474	Airbus WTS Chester Road	Erection and operation of waste transfer station and associated works	Approved	22/05/2012
49617	Scarfo and Sons Station Lane	Construction of waste transfer building and continuation of non-hazardous waste management operation	Approved	28/03/2013
49740	Spencer Industrial Estate,	Construction of an education centre with continuation of activities at adjoining materials recycling facility, improvements to existing office/staff facilities building and retention of car park compound	Approved	02/10/2012
49815	Cheshire Farm Oakenholt Lane	Erection of a building cover over existing concrete cattle feeding yards (to comply with Clean Water Regulations and to allow farm waste plastic recycling).	Approved	05/10/2012
49908	Alan's skip Hire, Great Bear Distrubtion, Weighbridge Road	Retention of the use of land for the reception and processing of construction and demolition waste together with the raising of land levels using fill material arising from the processing operation	Approved	04/12/2012
50052	TES Factory Road	Construction of an anaerobic digestion plant for the purposes of waste treatment and generation of 500 kW renewable energy. Consisting of a reception building, 2 digestion tanks, a digestate product storage tank, 3 delivery storage tanks, 2 pasteurisers, CHP generation equipment including an exhaust stack, electrical grid connection infrastructure, an auxiliary shielded flare, odour management equipment and concrete bunding walls.	Withdrawn	30/10/2012
50249	TES Factory Road	Construction of an anaerobic digestion plant for the purposes of waste treatment and generation of 500 kW renewable energy. Consisting of a reception building, 2 digestion tanks, a digestate product storage tank, 3 delivery storage tanks, 2 pasteurisers, CHP generation equipment including an exhaust stack, electrical grid connection infrastructure, an auxiliary shielded flare, odour management equipment and concrete bunding walls.	Approved	10/04/2013

50298	Mostyn WWTW	Erection of replacement main inlet screen and subsequent demolition of	Approved	07/02/2013
50301	Alan's Skips Broughton Industrial Estate,	Change of use to the storage of skips/machinery and associated vehicles	Approved	26/04/2013
50377	CRT, Antelope Industrial Estate	Erection of a steel open fronted building	Approved	14/03/2013
50665	Gary Catton Haulage Weighbridge Road	Change of use of land from former haulage yard and storage and distribution site to a facility for the reception, processing, storage and sale of construction and demolition wastes and recycled aggregates together with the provision of a garage/workshop and weighbridge and siting of a portable building	Approved	16/07/2013
50695	Cambrian Quarry	Restoration of Cambrian Quarry by the importation and recycling of inert materials	Approved with s106	28/04/2014
50809	1 metre land raise, land off Denbigh Road	Landfill to raise level by approximately 1m and subsequent raising of height of agricultural building	Approved	21/02/2014
51299	Scarfo and Sons Station Lane	Amendments to restoration profile permitted under Ref: 043990	Approved	22/01/2014
51431	Prince William Avenue CA Site	Modification of approved Household Waste Recycling Centre	Withdrawn	12/02/2014
51499	Lancashire Fuels 4U Riverside	Application for the retention of existing B2 and B8 uses, together with all existing permitted uses and change of use to include sui generis use to import, store, recycle, and process of waste for the manufacture of biomass fuel and solid recovered fuel pellets and briquettes.	Refused	07/06/2016
51787	Prince William Avenue	Application for civic amenity site constituting amendments to a previously approved scheme.	Approved	15/04/2014
51795	Delyn Metals Point Of Ayr	Use of land as recycling and recovery centre for end-of-life vehicles, ferrous and non-ferrous metals; redundant/scrap caravans, receipt and storage other salvaged inert materials, including salvaged building supplies and siting of 1No. caravan for security.	Approved with s106	05/12/2016
51924	Warwick Chemicals	Combined heat and power biomass plant	Approved	13/08/2014

52212	Refgas Whittle Close, Factory Road	Retention of a Biomass Gasification CHP Plant and associated equipment	Approved	23/09/2014
52359	Thorncloffes Ewloe Barns	Planning application for the extension of the existing waste management site, together with the retention of a new waste transfer building and product storage bays, weighbridge and weighbridge office building.	Approved	14/10/2015
52364	Pinfold Lane Quarry	Development of an Integrated Waste Management Facility comprising a mixed waste treatment facility, a construction waste materials recycling facility, and a contaminated soils treatment facility.	Approved with s106	23/01/2018
52626	Parc Adfer, Weighbridge Road, Wheelabrator	The construction and operation of an Energy Recovery Facility and ancillary facilities, comprising offices and welfare facilities, visitor centre, bottom ash recycling and maturation facilities, access roads and weighbridge facilities, electrical compound, together with peripheral landscaping and security fencing. The proposals also make provision for a rail connection, sidings and associated infrastructure.	Approved	09/05/2015
52927	Padewood Cement	Erection of a solid recovered fuel reception facility	Approved	07/01/2015
53393	Aeternis Energy	Installation and operation of a mobile advanced thermal treatment plant (ATT) and associated operations in existing buildings comprising a 1MW pyrolysis unit and associated gas engine.	Approved	04/08/2015
53852	Greenfield CA site	To construct and operate a waste handling depot including the erection of a portal framed building for the bulking up and transfer of domestic waste, kerbside recyclable material and food waste, new internal access tracks, a storage area for the bulking up and transfer of gully and sweeper arisings, a storage area for the bulking up and transfer of wood waste, a rock salt storage area, site lighting, boundary treatments and other ancillary development.	Approved	12/10/2015
54201	Parry's Quarry	Erection of waste transfer building, weighbridge, weighbridge office, access road and ancillary development	Approved	24/03/2016

55187	Massey Metals River Lane	Change of use application to scrap metal merchants to comprise ferrous and non-ferrous metal recycling including end of life vehicles	Approved	01/08/2016
55411	Thorncliffes Ewloe Barns	Erection of waste transfer building, ancillary development and storage bays, formation of additional hard standing, retention of boundary fencing and re-profiling of the southern mound.	Approved	15/03/2017
56057	Massey Metals	Erection of steel portal frame extension to existing end of life facility	File Closed	20/01/2017
56060	Buckley CA Site remodelling	The application is to re-model an existing Household Waste Recycling	Approved	28/11/2016
56074	Nercwys CA Site remodelling	Application to re-model the existing Household Waste Recycling Centre	Approved	12/01/2017
56547	Oakenholt CA Site	Construction and operation of a household recycling centre	Approved	04/04/2017
57345	Crag Hill Estates Ltd Welsh Road	Temporary Use of Land for Stockpiles of Inert Fill together with Associated Contractors Compound	Withdrawn	11/08/2017
58270	Logik WTE Ltd Weighbridge Road	Construction and operation of a waste management facility for the management of municipal, commercial and industrial waste, comprising: a waste reception hall with ground level pit tipping area, sorting hall with associated equipment for separation and processing, a refused derived fuel (RDF) hall, control room, electrical room and workers facilities, anaerobic digestion tank farm and associated infrastructure	Approved	09/08/2018
58695	Massey Metals River Lane	Single storey portal frame extension to existing end of life (EOL) facility and canopy to existing building	Approved	28/11/2018

### Appendix 6: Assessment of PE1 Sites for consideration for waste uses for EN21

Ref no.	Settlement / Location	PE2 policy reference	Site	Flood plain	Brownfield/ Greenfield	Comments	Suitable for waste uses?
1	Broughton	PE.16	Chester Aerospace Park	C1	Greenfield but historically PDL <sup>5</sup>	Potential guidance market segment uses include : High Quality Business use; Research and Technology/Science uses; Specialist Industrial uses for Specific user.	Not Suitable The nature of this employment allocation doesn't lend itself to waste uses.
2	Broughton	-	Manor Lane/Hawarden Park Extension	Small part of site includes B and C2	Greenfield	Identified by Airbus as a preferred site for provision of a supplier park.	Not suitable.
3	Broughton	-	Warren Hall	No	Greenfield	Strategic Site in the LDP for high quality business park, aerodrome safeguarding issues with bird strike concerns and proximity to airbus, not compatible for waste uses.	Not suitable
4	Buckley	-	Drury New Road	No	Greenfield	Expansion land for Glen Dimplex.	Not suitable.
5	Deeside	PE2.11	Land to North West of Garden City	C1	Greenfield but some areas historical PDL	It may happen through the open market but it's not a use we wish to encourage on Northern Gateway as the emphasis of the use on this use is housing so the preference would be to direct away from the Northern Gateway site.	Not suitable.
6	Greenfield	PE2.15	Greenfield Business Park, Phase II	C1	Greenfield but historically PDL	Appears to expansion land for operations at Kingspan. Issues with flood risk and contamination.	Parts of the site are potentially suitable
7	Greenfield	PE2.15	Greenfield Business Park, Phase III	C1	Greenfield but historically PDL	Adjacent to existing Civic Amenity/HWRC and open windrow compost site, would have to overcome flood issues at the application stage	Suitable

<sup>5</sup> PDL – Previously developed Land

8	Mold	PE2.17	Broncoed Ind. Est.	No	Greenfield but within an existing business park	Waste uses would conflict with surrounding residential uses and B1 offices adjacent to the site	Not suitable
9	Mold	PE2.18	Mold Business Park	No	Greenfield	Not an appropriate location near Tate & Lyle and nearby housing.	Not suitable
10	Mostyn	PE2.20	Adjacent Mostyn Docks	Partially in C1	Greenfield now but historically PDL	Potentially suitable if land is available and would have to overcome flooding issues at application stage	Suitable
11	Queensferry	Not included but adjacent to PE2.21	Chester Road East	C1	Greenfield but historically PDL	Potentially suitable if proximity to housing and trade uses nearby doesn't not preclude development of waste facility.	Suitable
12	Rhydymwyn	PE2.24	Antelope Ind. Est.	C2	Brownfield, existing industrial estate	Noise sensitive site – indoor activities preferable as historical issue with waste management Would have to overcome flooding at application stage	Potentially suitable
13	Saltney	PE2.25	River Lane	No	Brownfield	The site is partly in use for open storage' with 'Road Runners independent Vauxhall Specialists' occupying the site. However their use appears quite low key and the site may be vacated for a use which utilises all of the site. The site doesn't appear to be within a flood risk zone but it is adjacent to the SAC and SSSI.	Suitable
14	Shotton	PE2.30	Rowley's Drive	C1	Greenfield but historically PDL	The nature and scale of this allocation and wider PEA <sup>6</sup> doesn't lend itself to waste uses.	Not suitable.

<sup>6</sup> PEA – Principal Employment Area

## Appendix 7: Assessment of PE2 Sites for consideration for waste uses for EN21

Ref No.	Site	Employment Land Allocation reference	Flood Plain?	Brownfield/ Greenfield	Comments	Suitable For Waste uses?
PE2.1	Ewloe Barns (Industrial Estate), Alltami	-	No	Brownfield	PEA <sup>7</sup> of trade and workshop accommodating a range of occupiers, including some 'bad neighbour' uses. Most land within the area appears to be in use leaving limited opportunities for additional waste uses. However, opportunities may arise during the plan period and should this be the case waste uses would be suitable on this site.	Yes, existing waste uses operate here
PE2.2	Alltami Depot, Alltami	-	No	Brownfield	Permission was granted for the development of an Integrated Waste Management Facility in 2018 adjacent to the PEA so PEA would seem a logical location for further waste uses.	Yes, existing waste uses operate here
PE2.3	Manor Industrial Estate, Bagillt	-	C1	Brownfield, industrial estate	PEA is a key source of budget and moderate quality workshop space for local micro businesses. Area is fully developed and tightly bound by the A548 and railway.	Yes but would have to overcome flooding at application stage
PE2.4	Broughton Mill, Broughton	-	C1	Brownfield	PEA accommodates a number of 'bad neighbour' waste processing uses which could not be housed on nearby Hawarden Industrial Park. All land and property is in use. Further expansion is not possible without encroaching on adjacent agricultural land, including landfill and Green Barrier land. Appears to be no land in PEA for further waste uses but opportunities may arise during the plan period and should this be the case waste uses would be suitable on this site.	Yes, existing waste uses operate here so suitable if land becomes available
PE2.5	Catheralls Industrial Estate and Pinfold Industrial Estate, Buckley	-	No	Brownfield	The primary industrial estate for Buckley, accommodating a range of established businesses in good quality, modern units. It also provides a substantial workshop scheme, accommodating local start-ups and micro firms. Close to housing, SSSI and SAC. However, former Brookhill Landfill located here with a number of noisy uses (Joiners and builders merchant).	Yes, suitable for waste uses, should land become available during the plan period

<sup>7</sup> PEA – Principal Employment Area

PE2.6	Drury Lane Industrial Estate, Buckley	-	No	Brownfield	PEA is fully developed and tightly defined. A small, but well occupied local employment area. Now functions as a trade and retail park rather than an industrial location. All surrounding land is either housing or protected Greenspace (Policy L3) land. The nature of this PEA doesn't lend itself to waste uses.	Not suitable
PE2.7	Little Mountain Industrial Estate, Buckley	-	No	Part brown and greenfield	Premises and expansion land for two large employers (Glen Dimplex and Buckley Foods), although the Buckley Foods land is subject to an app for a garden centre.	Not suitable
PE2.8	Spencer Industrial Estate, Buckley	-	No	Brownfield	All land and premises within the estate is in use. However, opportunities may arise during the plan period and should this be the case waste uses would be suitable on this site.	Yes, existing waste uses operate here
PE2.9	Evans Business Centre, Chester West	-	C1	Brownfield, existing business park	PEA comprises the modern Evans Business Centre (34 office suites and 23 workshops) plus several larger, good quality, self-contained office and industrial properties to the south east. No potential within the County for expansion.	Not suitable
PE2.10	Dock Road, Connah's Quay	-	Parts of site in C1	Brownfield PDL <sup>8</sup>	Budget quality, local industrial estate serving Connah's Quay, and adjacent settlements, and particularly providing car garage and motor trade services. PEA is the location of a proposed LDP solar farm allocation. Suitable if a site can be found within the PEA and constraints can be overcome.	Yes, historical interest in this site for waste uses. Would have to overcome flood issues at the application stage
PE2.11	Deeside Industrial Park, DARA and Northern Gateway	-	Parts of the site in C1	Mostly PDL some greenfield	There may be opportunities in DIP <sup>9</sup> . It's not a use we wish to encourage on Northern Gateway and DARA will become a repair hub for the F-35 aircraft. Waste uses would generally not be considered acceptable in these areas	Yes but just restricted to the DIP and steer waste development away from DARA and Northern Gateway
PE2.12	St Davids Park, Ewloe	-	No	Existing business park, office use	High quality business park. Not suitable.	Probably not
PE2.13	Ashmount Industrial Estate, Flint	-	Part in B1 and C2	Existing industrial estate, PDL	Major industrial estate accommodating several major employers, and also providing a diverse range of smaller business accommodation, including self-contained and serviced office suites with some vacant sites.	May be suitable provided the attractiveness of the PEA to major employers wasn't undermined.

<sup>8</sup> PDL – Previously Developed Land

<sup>9</sup> DIP – Deeside Industrial Park

PE2.14	Castle Park/ Ashmount Industrial Centre, Flint	-	Eastern sliver of the site in B and C2	Existing Industrial Estate, PDL	Secondary industrial estate in Flint, which generally meets the needs of established micro and small businesses. The quality of premises varies and the location has been a previous focus of regeneration spending. Bounded by housing and Flint Castle to the south, railway line to the west and areas of high landscape quality associated with Flint Marsh and the Dee Estuary (SSSI/RAMSAR/SPA) Constraints may prove hard to overcome.	Waste use would appear to conflict with existing uses but would be assessed at the application stage should an application be submitted speculatively
PE2.15	Greenfield Business Park, Greenfield	PE1.6 and PE1.7	C1	Existing business park	Large established industrial area containing key occupiers Kingspan, FCC, and Westbridge Furniture.  5.6ha of land in PEA is vacant and allocated within LDP for employment purposes.	Yes, existing waste uses on business park but would have to overcome flood issue
PE2.16	Hawarden Industrial Park, Chester Aerospace Park and Hawarden Airport,	PE1.1	C1	Brownfield PDL	Major manufacturing facility for Airbus including active airport facilities. Area also includes a modern industrial estate in the west which is continuing to grow, in part at least, as a supplier park for Airbus. This PEA contains prime sites suitable for attracting inward investment into the County.	No, not suitable.
PE2.17	Broncoed Industrial Estate, Mold	PE1.8	No	Greenfield but within existing business park	Small, modern and successful local employment area. Provides reasonable quality workshop premises to a range of local firms. Of particular value are the office units to the rear. Despite their backland position, these are a relatively unique property resource in Mold.	No, not suitable.
PE2.18	Mold Business Park, Mold	PE1.9	No	Greenfield	Compact office and industrial park, prominently located off the A494 containing NHS, GP Fire and Security.	No, not suitable.
PE2.19	Mold Industrial Estate, Mold	-	Small part in B and C2	Existing industrial estate	Fully developed and established business park and industrial estate, split into two sections along Queen's Lane, bounded by residential and the A494. PEA meets local property needs particularly for offices and mid-sized industrial premises.	Waste use would appear to conflict with existing uses but would be assessed at the application stage should an application be submitted speculatively
PE2.20	Mostyn Docks, Mostyn	PE1.10	Part of the site in B, C1 and C2	Brownfield and PDL	Warwick International obtained planning permission for a combined heat and power plant on EM1(9) but it wasn't developed. The plant would have provided steam and electricity	Potentially suitable if land is available

					for use by the adjacent Warwick International chemicals plant and for export to the National Grid.	
PE2.21	Pentre Industrial Estate, Pentre	PE1.11	C1	Greenfield but historically PDL	Modern industrial and office estate. Range of manufacturing facilities and warehouses in the west and light industrial units, plus substantial areas of cleared brownfield land, in the east.	Potentially suitable.
PE2.22	Queensferry Industrial Estate, Pentre	-	C1	Brownfield, existing industrial estate	Established industrial estate, comprises large manufacturing facilities to the rear and smaller light industrial space on the Chester Road frontage. All land in use except for EM1.21 Chester Road East.	Yes, existing waste uses would need to overcome flooding at application stage
PE2.23	Expressway Business Park, Queensferry	-	C1	Existing business park – higher end	Small, low density rural industrial estate, comprising five modern industrial units, most in trade use, backing on to the A494.	The nature and scale of this PEA doesn't lend itself to waste uses
PE2.24	Antelope Industrial Park, Rhydymwyn	PE1.12	C2	Brownfield, existing industrial estate	Linear employment area comprising a small group of moderate quality, mid-sized industrial units in a low density estate containing key occupiers including, The Mold Hygiene Chemicals Company. Noise sensitive site – indoor activities preferable as historical issue with waste management	Potentially suitable Would have to overcome flooding at application stage
PE2.25	Brynmau One, Two, and Three Estates and Glen Industrial Estate, Saltney	PE1.13	No	Brownfield existing industrial estate	PEA comprises terraced workshops along with various larger units and open storage sites, in a backland location between the railway line and the River Dee. Low grade employment area suited to waste uses	Yes
PE2.26	The Borders Industrial Park, Chesterbank Industrial Park and Brynmau Four Estate,	-	Western part in C1	Brownfield, existing industrial estate	PEA comprises some 70+ small workshop units and two larger depots in a backland location between the railway line and the River Dee. Would need to overcome flood issues at the application stage	Yes, existing waste uses operate from within this site. Low grade employment area suited to waste uses
PE2.27	Engineer Park St Ives Park, Sandycroft	-	C1	Brownfield, industrial estate	PEA comprises modern industrial and office park, includes a large factory for Promens and several logistics units. Would need to overcome flood issues at the application stage	Quality of PEA doesn't appear to lend itself to waste uses.
PE2.28	Glendale Business Park, Sandycroft	-	C1	Brownfield, existing industrial estate	Established industrial location, part of the wider industrial centre of Chester Road, and accommodating a number of large manufacturing and logistics occupiers with limited land and premises availability. Would need to overcome flood issues at the application stage.	Yes, potentially suitable, if land became available

PE2.29	Sandycroft Industrial Estate, Sandycroft	-	C1	Brownfield, existing industrial estate	Industrial estate, comprises a large vehicle storage compound and older workshops north of Prince William Avenue along with larger modern industrial and office units to the south. There is no land for future opportunities so will rely on land and buildings coming to the market. And would need to overcome flood issues	Yes, existing waste uses. Suitable for waste uses should land become available
PE2.30	Rowley's Drive, Shotton	PE1.14	C1	Greenfield but historically PDL	Small local industrial estate, providing a good mix of office and workshop premises, some in trade/motor trade use. Flood risk (FCA) has been a major obstruction to recent proposals within this PEA.	Not suitable: Nature and scale of this PEA doesn't lend itself to waste uses.

