

DECLARATIONS OF INTERESTS

Panel members, observers and other relevant parties are required to declare **in advance** any interests they may have in relation to the Design Review Agenda items. Any such declarations are recorded here and in DCFW's central records.



Design Review Report

Review status

CONFIDENTIAL

Meeting date	Thursday 14th March 2013
Issue date	Thursday 28th March 2013
Scheme location	North Wales Residual Waste Treatment Project (NWRWTP)
Scheme description	Energy from waste facility
Scheme reference number	81B
Planning status	Pre-application
Declaration of interests	Declaration from EJ - some colleagues worked with other bidders for this development during tender process.

Consultations to date

The North Wales Residual Treatment Partnership has been initiated by five local authorities in North Wales. No formal public consultations have been undertaken. The scheme is not formally in the planning process yet and the client has requested that the review remains confidential until a planning application is submitted, possibly in April/May 2013.

Summary

The proposed development is for an industrial 'Energy from Waste' facility on Deeside Industrial Park. The Panel was pleased to view the scheme at such an early stage (in the final bidding stages of the procurement process). The main points made by the Panel are:

- The Panel supports the location as the plant can be reached by rail and by road. The site is surrounded by other large industries: steel, paper and power generation, well away from the northern side of the site which is faces more open natural landscape.
- The ambition to achieve BREEAM Excellent was encouraging as is the potential for it to be used as a combined heat and power plant, which would also be commercially beneficial.
- The plant is be sited as far back (south) as possible into the intended site to safeguard the impact of it on the peninsula to the north and to maximise the ability to deliver waste by rail. Some local road deliveries would be necessary but to a much lesser extent.
- An education facility is incorporated into the main accommodation block with distinct parking and entrance. Once on site access routes provided for

visitors and staff need to be clear and distinct in order to maintain safe separation from heavy goods vehicle movements.

- The Panel asked about the landscape strategy as the site is raised by approximately 5 metres due to flooding problems in the area. The design team explained that a detailed landscape proposal hasn't been worked through yet, but the intention is use landscaping to conceal vehicular movement; a budget allocation for landscaping has been set.
- The option of constructing a cage outside the unclad flue gas treatment plant would be a cosmetic feature only and could make the building appear larger. The Panel were split on the aesthetic contribution it might make, but commented that the associated cost could have more beneficial impact if invested in landscaping.

Discussion and Panel response in full

The scheme proposes the development of a residual waste treatment plant on Deeside Industrial Park which will process the waste collected by five local authorities in North Wales. The site is an appropriate location for a plant of this scale, being a former industrial site; within a zone of other major industries in the locality.

The scheme proposes the plant will be built on the southern end of the site, directly in front of the existing CHP station. The A548 forms a barrier to the north which is landscaped, undeveloped land. The site is 5m above road level mainly to avoid flooding issues. The landscape treatment of the plinth is a vital part of the design to improve the close and long distance views of the development. Sufficient budget allocation is needed to enable this to be carried out successfully.

The Local Authority has not requested upgrading the existing roadways as the majority of waste will be transported to the plant via the rail network. This will reduce the level of heavy goods vehicles needed to support the service. There will be a single entry to the site but access roads to the accommodation block will be separated to maintain the safety of staff, visitors and vehicles. The Panel reiterated the need to ensure that staff and visitor access routes are identifiable.

The Panel were pleased that the treatment of ash and emissions have been considered with processes in place to ensure that neither will be problematic regardless of the wind/weather.

The Panel questioned whether the provision of a cage over the FGT area was justified in terms of investment and thought that the facility should provide an aesthetic economy which clearly shows the type and purpose of building it is.

The evolution of the form from the 'shell' to the 'interlocking cubes' was seen as a positive outcome and showed an aesthetic economy which suited the nature of the development.

The Panel were supportive of the ambition to achieve BREEAM Excellent and would like to have further information about how this will be achieved. The plan includes rainwater harvesting for operational processes and for toilet flushing and the team are investigating the validity of the facility being low carbon energy. Waste heat will be utilised to heat the facility with discussions ongoing with local organisation as to

who may be best able to use it. The plant itself will be CHP enabled and powered by the waste it receives.

The Panel recognised the clean aesthetic of the stack (flue), which is intentionally slender to keep the design as simple as possible. The stack will be in grey (for functionality) and the size has been determined by the scale of the facility, Maintenance will be carried out using hooks on the stack rather than ladders on the exterior to keep the design lines clean.

The Panel thought the architecture proposed was appropriate for the pragmatic needs of the development and for the visual impact it will have in the locality. The Panel also appreciate a clear and comprehensive presentation from the design team. At this early stage of the design there are no significant concerns to resolve, but the Panel would be happy to review the scheme again as work progresses.

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A Welsh language copy of this report is available upon request.

Attendees

Agent/Client/Developer	Stephen Penny – North Wales Residual Treatment Project Partnership. Phil Short – Wheelabrator Garry Steward – Studio E
Architectural/Urban Designer	Ginny Dalrymple – SLR Consulting John Hall - AMEC
Planning Authority Flintshire County Council	Hannah Parish
<u>Design Review Panel</u>	
Chair	Ewan Jones
Lead Panellist	Chris Jones Toby Adam Elfed Roberts