FOI Ref 6630 Response sent 26 March

Please could you provide the arrangements for disposal of waste for the supermarket at 1 Milton Road (currently a Co-op) that were agreed in order to meet this planning condition, and any subsequently agreed alternative arrangements. It is not necessary to provide details for the student accommodation that also formed part of this planning application.

Please see attached

Further queries on this matter should be directed to foi@cambridge.gov.uk

richardjackson
intelligent engineering

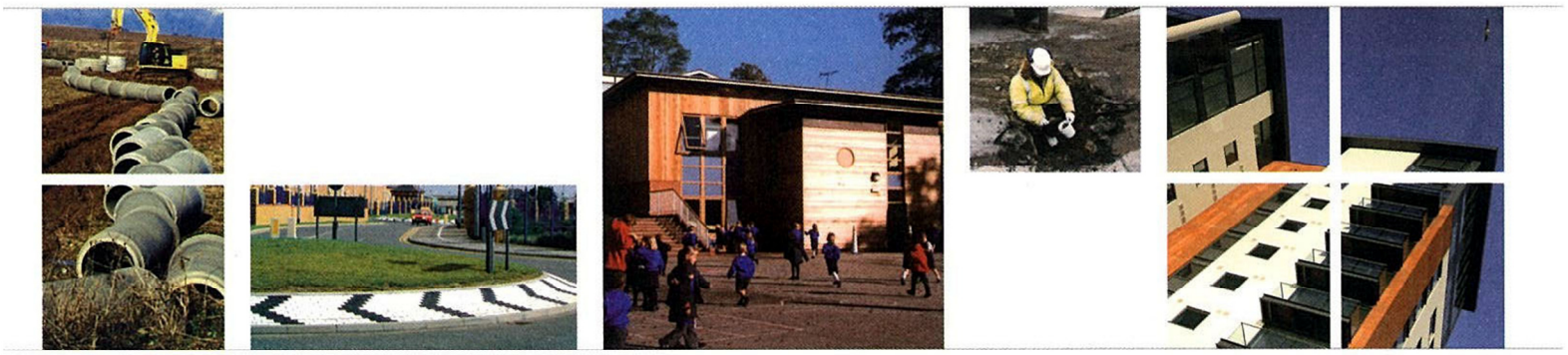
SITE WASTE MANAGEMENT PLAN

1 Milton Road, Cambridge

Client: MGD (Milton Road Cambridge) Ltd and SC Milton Road Ltd

July 2013

Job no: 44660



CONSULTING CIVIL, STRUCTURAL AND GEOTECHNICAL ENGINEERS

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richardjackson
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SITE WASTE MANAGEMENT PLAN

Document Review Sheet

Document prepared by:- [redacted]
on behalf of Richard Jackson Ltd

Signature:-

Date:- 12 / 7 / 2013

Document approved by:- [redacted]
on behalf of Richard Jackson Ltd

Signature:-

Date:- 12 / 7 / 2013

Revision Status

Issue	Date	Description	Author	Approved

CONTENTS:-

APPENDIX

1. INTRODUCTION

Richard Jackson Ltd were instructed to produce a Site Waste Management Plan Statement in connection with the redevelopment of 1 Milton Road, Cambridge.

The works were instructed by the Client, MGP (Milton Road, Cambridge) Ltd and SC Milton Road Ltd.

The Site Waste Management Plan (SWMP) has been developed using information provided by the Client, together with information obtained from a walkover undertaken in March 2013.

2. PURPOSE

The purpose of this report is to support the planning application and enable the project to comply with the requirements of the Site Waste Management Plans Regulation 2008, as well as to minimise the volume of waste created and to promote the reduction, reuse, recycling of construction materials.

3. SITE LOCATION

The site is located to the west of Milton Road, Cambridge, Cambridgeshire and is currently occupied by a number of commercial units together with associated parking.

The approximate Ordnance Survey grid reference for the centre of the site is TL4524 5951. A site location plan is presented as Figure 1 in Appendix A.

The site is irregular in shape with maximum dimensions of 115m east to west by 65m north to south. The northern boundary is formed by the exterior walls of the existing on site structures, beyond which exists the Westbrook Centre to the west and residential and commercial properties and their associated gardens to the east.

The east boundary is formed in the north by a series of approximately 1.0m high metal posts, beyond which exists Milton Road. A mature Alder tree of approximately 20.0m in height exists immediately beyond this section of the boundary. As the boundary progresses south it is open on to Milton Road, providing access to the site. The boundary is completed in the south by the exterior one and two storey brick walls of the Portland Arms Public House which exists immediately beyond the boundary.

The southern boundary is formed in the east by an area of soft landscaping containing small shrubs and grass. The central part of this boundary is formed by an approximately 1.0m high post and chain

fence. A mature Alder tree of approximately 20.0m in height was noted to exist along this boundary. Site access can be gained via two open sections along this boundary, located immediately east and west of the central section of the boundary. Victoria Road exists immediately beyond the boundary.

The west boundary is formed to the south by the exterior two storey brick wall of the adjacent residential property located on Victoria Road. This is replaced by an approximately 2.0m high brick wall, noted to lean into the site, topped with trellis fencing and associated planting, as the boundary progresses north it is formed by a combination of approximately 2.0m high close boarded wooden fences, garages of block construction and areas of hardstanding used for car parking beyond which exists residential gardens associated with Corona Road, immediately adjacent to an on-site structure located on the northern boundary. The boundary is completed in the northwest corner by the exterior walls of the on-site structures.

A single storey commercial unit, currently used as a furniture shop exists immediately adjacent to the northern boundary in the east of the site, as this structure progresses west it becomes a two storey warehouse style structure, with metal doors, believed to be associated with the furniture store. To the west of this exists a further warehouse structure, of approximately 6m in height, noted to be in a poor state of repair. This structure was recorded to have a combination of wood and fibreglass exterior, with access gained via metal rollers on the southern side of the structure. Potential Asbestos Containing Material (ACM) was noted to exist on the roof. Concrete flooring was noted to exist in the interior of this unit. At the eastern end of the warehouse a concrete slope exists which extends across the northern boundary, providing access to an open plan second storey which occupies the majority of the structure. The second storey was noted to be in a poor state of repair with evidence of overgrown vegetation at the southern walls. Metal roller shutters were recorded to exist at the west end of the structure, providing access to Corona Road. Based on the observations on site it is believed this storey of the site was used for car parking. A number of wooden boards were noted to exist within the concrete floor in this area, which were visible from the underside. At ground level there was evidence of vandalism and areas of debris including wooden pallets and ash. Metal grills were noted to exist within the floor at this level. At the eastern end, adjacent to the northern boundary a basement was noted to exist which contained a disused boiler. A tank room, with a distinct hydrocarbon odour was also noted in this area. Signs within this structure indicate asbestos to be present.

A two storey brick built office structure was recorded to exist centrally on site, extending from the furniture store in the north towards the central portion of the southern boundary. The offices form a bridging

structure to the furniture store in the north, providing vehicular access beneath.

The remainder of the site is laid to a combination of concrete hardstanding and asphalt surfacing, in a variable state of repair. This area is used as a combination of car parking and access roads. Three monitoring wells were observed to exist on the site, one to the south of the built structures, the second immediately east of the bridging structure and the third located immediately south of the disused warehouse.

The site is recorded to be approximately level, although it should be noted that the second storey of the disused warehouse, as accessed from the main part of the site, is at road level on the adjacent Corona Road.

4. PROPOSED PLANS

It is proposed to redevelop the site with a combination of student accommodation with communal areas and retail use. Limited access roads, parking and landscaped area will also be provided. Proposed development plans are provided in Appendix B.

5. DUTIES SET OUT BY SWMP REGULATIONS

By adhering to this SWMP the Principle contractor and the Client agree to the following, as laid out in the Site Waste Management Regulations 2008.

- Keep this plan in the site office, or, if there is no site office, at the site.
- Make this plan available to all contractors carrying out work as described in this plan.
- Make this plan available to any enforcing officer if and when requested.
- Review, revise and refine this plan as necessary and ensure that any changes in respective roles and responsibilities are clearly communicated to those affected.
- Take reasonable steps to ensure that sufficient site security measures are in place to prevent the illegal disposal of waste.
- Agree to abide to the Duty of care as set out in the Environmental Protection Act, 1990.

The Client agrees to:

- Give reasonable direction to any contractor so far as it is necessary to enable the principal contractor to comply.

The Principal contractor agrees to:

- Record the identity of the person removing any waste from the site, their waste carrier registration number, a description of the material (or a reference to that description) along with the destination of the waste.

And, as far as reasonably practicable:

- Ensure coordination of the work and cooperation among contractors during the construction phase with regards to Site Waste Management.

- Ensure every worker is provided with suitable site induction and further information and training for the SWMP.

- Make and maintain arrangements which will enable the principal contractor and the workers to cooperate effectively in promoting and developing measures within the SWMP and checking effectiveness of these measures.

This SWMP shall be reviewed within three months of completion of the project on site. This review will include:

- Confirmation that the plan as been monitored on a regular basis.

- A comparison of the estimated quantities of each waste type against their actual quantities.

- An explanation of any deviation from the plan.

- An estimate of cost savings from completing and implementing the plan.

This SWMP shall be kept for at least two years after the completion of the project, either on the site or at the head office of the Principal contractor.

Failure to comply with the above duties may be deemed as an offence under the Site Waste Management Plans Regulations 2008, leading to a fine of up to £50,000.

6. PREDICTED WASTE STREAMS AND OPPORTUNITIES TO RECYCLE AND REUSE

6.1. Demolition/Site Clearance

From the information provided regarding the scheme, it is predicted that the following waste streams will be produced during the demolition and site clearance phase of the project. It should be noted that the waste streams outlined below may not be exhaustive, but should be continually reviewed and updated during the development phase of the project.

Asphalt paving and Subbase

Asphalt is considered as a hazardous material under 17.03.01 of the List of Wastes (England) Regulations, 2005. Asphalt recycling plant is available, however, the relatively small volumes of asphalt may not warrant this method on this site. Efforts should be made to find a site where asphalt recycling is being undertaken and waste asphalt transferred rather than sent to landfill.

Inert Wastes

Bricks from the wall construction, slates from roofs and concrete may all become waste materials if they become damaged or broken. It is not predicted that these will be reused or recycled on site and therefore will be required to be disposed of off site.

It is possible that these materials may be able to be recycled in a subbase for a road on other development sites, or taken by a recycling firm for crushing and recycling.

Metals and Plastics

It is likely that both metal and plastic wastes will be created throughout the demolition process, and therefore separate skips or wheelie bins should be provided for both of these materials to enable off site recycling.

Soils

A significant amount of waste soil could be generated from excavation works. There is very limited scope for the reuse of soil on the site as it is planned to be predominantly covered in hardstanding and therefore soil will be required to be disposed of off site.

A ground investigation undertaken by Richard Jackson Ltd, reference 44660, dated April 2013, identified levels of contaminants within the soils that exceeded appropriate screening values for human health.

Waste soils removed from the site must be classified according to the analytical methods and criteria recommended by the Landfill (England and Wales) (Amendment) Regulations 2004 and 2005. The regulations set new acceptance criteria for wastes to be disposed of at landfill sites with effect from 16th July 2005.

The analysis of the results obtained from the ground investigation gives the levels of contaminants in the soils to be potentially excavated in terms of the effect on human health, which differs from the criteria for waste acceptance. The results obtained do, however, indicate waste generated should possibly be treated as inert, with limited areas considered as stable, non-reactive waste. This is subject to more detailed assessment specifically applicable to Waste Acceptance Criteria.

Asbestos

Asbestos was noted on the warehouse type structure to the northwest of the site. Asbestos should be treated as a hazardous waste and all asbestos should be disposed of to a suitable waste site.

6.2. Construction

From the information provided regarding the scheme, it is predicted that potential waste streams such as detailed below may include, but not be limited to:-

- Concrete
- Bricks
- Metal
- Packaging (Plastics/wood)
- Soils
- Timber
- Plaster
- Paper / Cardboard

It is recommended that separate skips (or wheelie bins) for the above waste streams are located on site. The purpose of this would be to enable on site sorting of waste and will help to ensure that waste materials are not contaminated with potentially hazardous materials.

Waste will be minimised during the construction phase. Materials required will be identified before any orders are placed and will be reviewed on a constant basis during the construction phase to identify at the earliest possible stage any over ordering. The above, together with safe storage and 'just in time' ordering will help to ensure the minimisation of waste during construction. Buy back schemes should be put into place where possible.

7. RECOMMENDATIONS

It is recommended that this Site Waste Management Plan is reviewed and finalised when detailed drawings, volumes and types of materials are known and the principal contractor has been appointed.

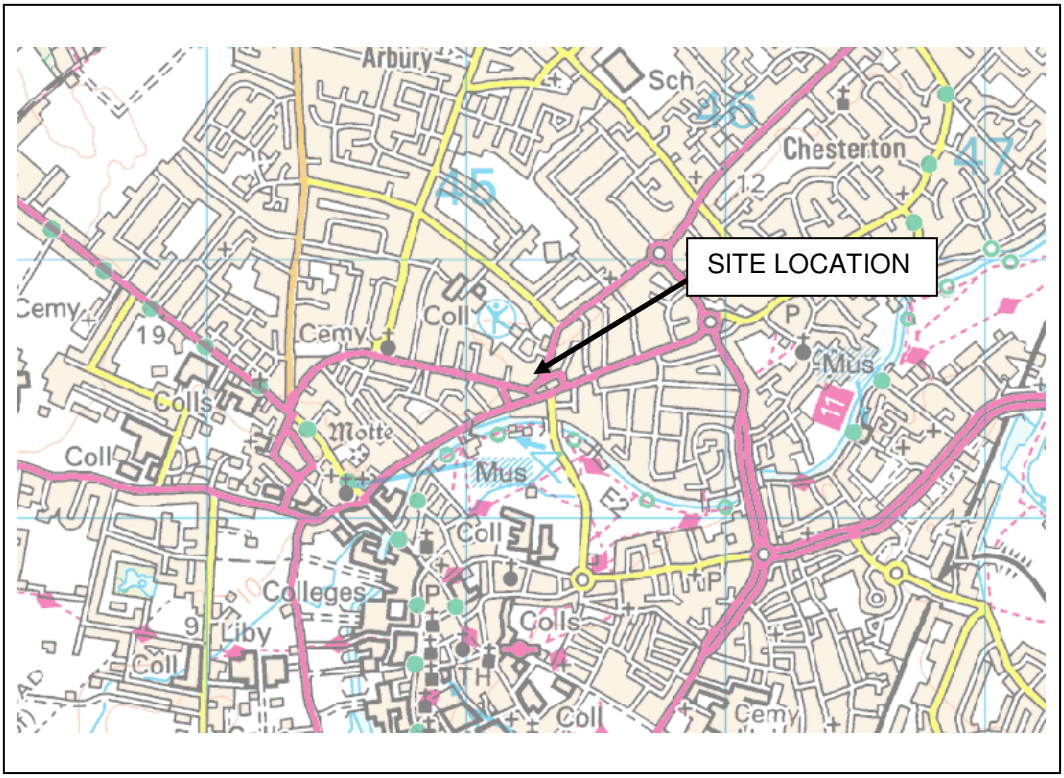
No works should start on site until the above has been completed.

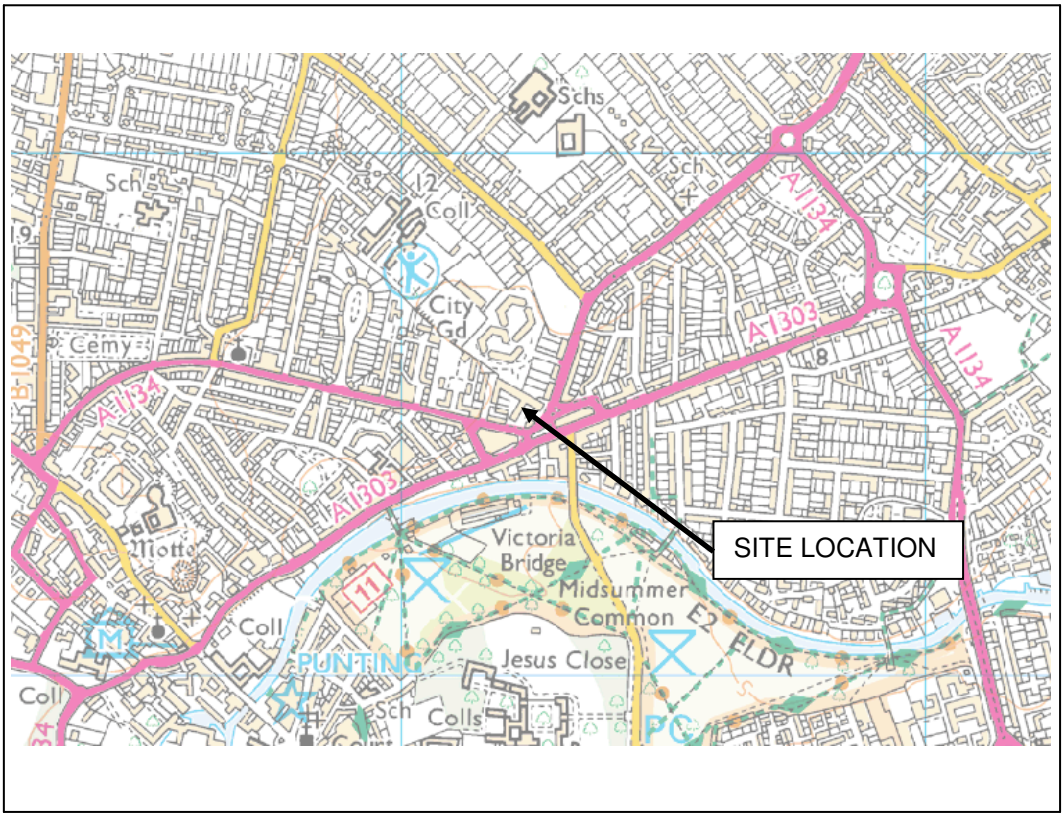
The SWMP should be updated every time waste is removed from site.

The SWMP review should take place within three months of the completion of the project.

APPENDIX A

Site Location Plans





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Tel: 01473 825300 Fax: 01473 825350

1 Milton Road, Cambridge, Cambridgeshire

FIGURE 1

SITE LOCATION PLAN

SCALE: N.T.S.

JOB NO: 44660

richardjackson
intelligent engineering

APPENDIX B

Proposed Plans

Site Plan_L00

1 : 200

Room Type

- CIRCULATION
- COMMUNAL
- EnSuite room
- OTHER
- RETAIL
- Studio

Revision	Date	Drawn By
14	11.07.13	MM
13	04.07.13	MM
12	26.06.13	MM
11	18.06.13	MM
10	17.06.13	MM
09	14.06.13	MM
08	10.06.13	MM
07	06.06.13	MM
06	03.06.13	MM
05	24.05.13	LHay
04	16.05.13	MM
03	13.05.13	MM
02	10.05.13	MM
01	24.04.13	MM

Amendment

Status
Preliminary

Project
2631
1 Milton Road
Cambridge

Drawing
Site Plan L00

Project No.	Drawing No.
2631	110-00-Rev14
Scale at A1	Drawn By
1 : 200	MM

info@ryderarchitecture.com
www.ryderarchitecture.com

Ryder

Site Plan_L01

1 : 200

N

Room Type

- CIRCULATION
- COMMUNAL
- EnSuite room
- Studio

Revision	Date	Drawn By
14	11.07.13	MM
13	04.07.13	MM
12	26.06.13	MM
11	18.06.13	MM
10	17.06.13	MM
09	14.06.13	MM
08	10.06.13	MM
07	06.06.13	MM
06	03.06.13	MM
05	24.05.13	LHay
04	16.05.13	MM
03	13.05.13	MM
02	10.04.13	MM
01	26.04.13	MM

Amendment

Status
Preliminary

Project
2631
1 Milton Road
Cambridge

Drawing
Site Plan L01

Project No.	Drawing No.
2631	110-01-Rev14
Scale at A1	Drawn By
1 : 200	MM

info@ryderarchitecture.com
www.ryderarchitecture.com

Ryder

Site Plan_L02

1 : 200

N

Room Type

- CIRCULATION
- COMMUNAL
- EnSuite room
- OTHER
- Studio

Revision	Date	Drawn By
13	11.07.13	MM
12	04.07.13	MM
11	18.06.13	MM
10	17.06.13	MM
09	14.06.13	MM
08	10.06.13	MM
07	06.06.13	MM
06	03.06.13	MM
05	24.05.13	LHay
04	16.05.13	MM
03	13.05.13	MM
02	10.05.13	MM
01	24.04.13	MM

Amendment

Status
Preliminary

Project
2631
1 Milton Road
Cambridge

Drawing
Site Plan L02

Project No.	Drawing No.
2631	110-02-Rev13
Scale at A1	Drawn By
1 : 200	MM

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www.ryderarchitecture.com

Ryder

Site Plan L03

1 : 200

N

Room Type

- CIRCULATION
- COMMUNAL
- EnSuite room
- OTHER
- Studio

Revision	Date	Drawn By
13	11.07.13	MM
12	04.07.13	MM
11	18.06.13	MM
10	17.06.13	MM
09	14.06.13	MM
08	10.06.13	MM
07	06.06.13	MM
06	03.06.13	MM
05	24.05.13	LHay
04	16.05.13	MM
03	13.05.13	MM
02	10.05.13	MM
01	24.04.13	MM

Amendment

Status
Preliminary

Project
2631
1 Milton Road
Cambridge

Drawing
Site Plan L03

Project No.	Drawing No.
2631	110-03-Rev13
Scale at A1	Drawn By
1 : 200	MM

info@ryderarchitecture.com
www.ryderarchitecture.com

Ryder

Site Plan Roof Plan

1 : 200

Revision	Date	Drawn By
11	11.07.13	MM
10	04.07.13	MM
09	18.06.13	MM
08	17.06.13	MM
07	14.06.13	MM
06	10.06.13	MM
05	03.06.13	MM
04	16.05.13	MM
03	13.05.13	MM
02	10.03.13	MM
01	24.04.13	MM

Amendment

Status
Preliminary

Project
2631
1 Milton Road
Cambridge

Drawing
Site Plan Roof Plan

Project No.	Drawing No.
2631	110-04-Rev10
Scale at A1	Drawn By
1 : 200	MM

info@ryderarchitecture.com
www.ryderarchitecture.com

Ryder

APPENDIX C

Site Waste Management Plan Proforma

Site Waste Management Plan Proforma

Responsibility :

Client :	MGD (Milton Road, Cambridge) Ltd and SC Milton Road Ltd
Principal Contractor :	
SWMP Drafter :	Richard Jackson Ltd
Comments :	

Development :

Site Location :	1 Milton Road, Cambridge, Cambridgeshire
Estimated Project Cost :	
Comments :	Redevelopment of a land associted with 1 Milton Road, for student accomodation and retail use

Material Resources Efficiency :

Methods adopted to reduce amount of waste :

Waste Management :

Declaration

The Client and Principal Contractor will take all reasonable steps to ensure that :-
(a) all wate from the site is dealt with in accordance with the duty of care section of the Environmental Protection Act 1990, and the Environmental Protection (Duty of Care) Regulations 1991; and
(b) materials will be handled efficiently and wate managed appropriately.

Signatures

Client :	
Print name and position:	
Principal Contractor :	
Print name and position	

Site: 1 Milton Road, Cambridge, Cambridgeshire

		Quantity (m^3)							
	Waste Type	Re-Use on Site	Re-Use off Site	Recycle on Site	Recycle off Site	Other on site recovery	Other off site recovery	Sent to Landfill	Other
Estimated Quantities									
Inert	Asphalt / Subbase								
	Inert Waste (Brick / Concrete)								
	Subsoils								
	Metals								
	Plastics								
	Packaging								
	Glass								
	Plasterboard								
Non - Hazardous	Subsoils								
Hazardous	Asbestos								
	Asphalt								
Totals									
Actual Quantities									
Inert									
Non - Hazardous									
Hazardous									
Totals									

Site: 1 Milton Road, Cambridge, Cambridgeshire

Construction Phase Waste Record

Date Removed	Waste Type	Person Removing Waste	Where is waste being taken	Waste Carrier and Registration number	Confirmation of Delivery

Site: 1 Milton Road, Cambridge, Cambridgeshire

Construction Phase Waste Record

Date Removed	Waste Type	Person Removing Waste	Where is waste being taken	Waste Carrier and Registration number	Confirmation of Delivery

Site: 1 Milton Road, Cambridge, Cambridgeshire

Post Construction (within 3 months of completion)

Confirmation:

This plan has been monitored on a regular basis to ensure that work is progressing according to the plan and has been updated to record details of the actual waste management actions and waste transfers that have taken place.

Signature :

Comments: