



**Energy from Waste and Recycling Facility
Trident Park, Cardiff**

Planning History



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1.0 INTRODUCTION

The Trident Park proposed Energy from Waste and Recycling Facility application site is located some 1.6 kilometres south-east of Cardiff City Centre and immediately north of Cardiff Docks, It is situated entirely within the administrative area of Cardiff Council. This report focuses on the planning history of the Trident Park site.

The site lies on the flood plain of the Bristol Channel and was originally low lying swampy marshland. This land was gradually incorporated into the developing industrial expansion that occurred throughout the industrial revolution by being raised using imported material. In the case of the Trident Park site, this appears to have happened in the latter half of the 19th Century with the importation of colliery spoil and metalworking slag. Today the site is located within an area characterised by high density industrial and commercial uses. In the immediate area the land uses are characterised by the following:

- South – Port of Cardiff, including Roath Dock and various industrial railway lines;
- North - Mixed Use commercial and retail developments associated with Ocean Way and further north by the residential area of Splott;
- East - Industrial uses associated with Portmantmoor Industrial Estate and further to the east by Celsa steelworks and Rover Way;
- West - Immediately west is Celsa Steel works, beyond which is the mixed-use area of the Cardiff Bay redevelopment area.

The application site of some 4.5ha is located within the larger Trident Park redevelopment site (some 20 hectares). This report considers the entire site and reviews:

- the general history of the site
- its development between 1995 and 2005 as a television component factory; and
- the recent planning history

2.0 GENERAL HISTORY

The expansion of Cardiff Docks in the middle of the 19th Century led to large tracts of land being reclaimed from the sea using imported material. The first recorded operation on the site appears to have been a copper smelting works that occupied the eastern part of what is now known as the Trident Park site. Iron and steel manufacturing was initiated in the western part of the site in 1891.

Copper production ceased in 1902 and steel manufacturing expanded over the entire site during the early years of the 20th Century. The site became incorporated within the East Moors Steel Works which encompassed some 120 hectares of Cardiff and the Docks. The steel works closed in March 1978 and the majority of the associated buildings were demolished in the ensuing two years.

The aerial photographs on the following pages illustrate the extent of the steelworks in 1953 (Figure 4-1) and 1969 (Figure 4-2). The approximate boundary of the application site is shown in red, and the later image clearly shows Roath Dock to the south of the application site.

Following the demolition of the steelworks, the site and much of the surrounding area lay dormant until the early 1990s when the Cardiff Bay Development Corporation and Welsh Development Agency started to attract inward investment to this part of Cardiff. The current Trident Park site was located within the Cardiff Bay Development Corporation boundary, an area of some 1,100 hectares. The Development Corporation commissioned nine area planning briefs to encourage, identify and implement development opportunities. As part of this process, the Nippon Electric Glass Company was attached to Cardiff, and acquired an interest in 20 hectares of the land to the north of Roath Dock.



Figure 4-1
Aerial view of East Moors Steel Works 1956



Figure 4-2

Aerial view of East Moors Steel Works 1969

3.0 NEG PLANNING HISTORY

3.1 Introduction

Nippon Electric Glass/Schott acquired an interest in the Trident Park site in 1994. Subsequent planning applications proposed site remediation works, and permissions were granted for an outline scheme for the construction of a television component manufacturing facility, and a full application for the initial phase of the development.

3.2 NEG Planning Applications

The main planning applications submitted for this development are as follows:-

94/01168/R	Site Preparation Works – 16/08/94
94/01217/R	Outline Planning for the whole site – 05/10/94
94/01218/R	Full Planning for Phase 1 – 05/10/94
95/00100/R	Amendment to 94/01218 – 27/02/95
95/01368/R	Full Planning for Phase 2 – 13/12/95
96/00616/R	Full Planning for Phase 3 – 06/06/96

a) 94/01168/R Site Preparation Works.

Submitted 21/07/94
Granted 16/08/94
Applicant NEG Schott

Site preparation works for the whole site. Area A to the north excavated to 1.5 metres and replaced with compacted, suitable material. Area B, in the east, used for temporary storage of excavated material. Area C, in the south, excavated to no more than 1.5 metres and suitable material used on Area A.

b) 94/01217/R Outline Planning for ‘Construction of a Television Component Manufacturing Facility’.

Submitted 27/07/94
Granted 05/10/94
Applicant NEG Schott

The Environmental Statement, ‘Ocean Park Glass Project’, was prepared by Halcrows in July 1994. The phased Development based on Phase 1, finishing operations on previously manufactured panels. Phase 2, finishing operations on previously manufactured funnel and Phase 3, manufacture of glass panels and funnels

Although the site remediation process removed contamination in the top 0.5 metres of ‘soil’, issues remained about the liability from disturbing contamination below this depth by piling or other construction activities.

Conditions attached to the permission included:

- Submission of details of siting, design, external appearance, access and landscaping (Reserved Matters);
- 3 year period to submission of full planning;
- 5 year period to start-up;
- Outer design materials;
- Loading/unloading/parking;
- Access junction;
- Landscaping;
- Contaminant investigation;
- Importation of materials;
- Drainage;
- Gas monitoring/migration.

c) 94/01218/R Full Planning for 'Construction of 1st Phase of a Television Screen Manufacturing Facility. To Include Production Area, Offices and Warehousing'.

Submitted 27/07/94

Granted 05/10/94

Applicant NEG Schott

This phase involved construction north of Glass Avenue. Conditions were as for the Outline Planning Permission. Other comments came from the National Rivers Authority who wanted minimum site levels set at 8.6 metres aOD and British Gas who had a main with easement rights in the southern part of the site. There exists a 3 metre diameter main sewer running along the line of the original Lewis Road in the east of the site

d) 95/00100/R 'Construction of 1st Phase of a Television Screen Manufacturing Facility. To Include Production Area, Offices and Warehousing'.

Submitted 26/01/95

Granted 27/02/95

Applicant NEG Schott

This proposed development was made subsequent to 94/01218/R to enlarge a building to accommodate a greater warehouse element.

e) 95/01368/R Full Planning for 'Construction of 2nd Phase of a Television Screen Manufacturing Facility. To Include Production Area, Offices and Warehousing'.

The manufacturing building was approx. 37,600m² and rises from 13.6 metres high in the east to 38 metres in the west. The warehousing was approx. 17,275m² and was 9.5 metres at its apex. The ancillary buildings were up to 18 metres high.

This phase of the development saw the erection of the chimney stack in the west of the site. This prompted some discussion as it was originally designed to 90 metres, taller than any other building in Cardiff at the time. The mitigation for this was in the design and was due for

acceptance by the planning authority but the applicant subsequently reduced the proposed height to 80 metres. This chimney also prompted some exchange of letters between interested parties in respect of Cardiff Heliport. The CAA originally offered no objection or comments but, on prompting from the Heliport manager, subsequently requested night lighting. The main reason for this appears to have been the activities of the police helicopters out of Cardiff Heliport in weather conditions that would normally ground other helicopters.

f) 96/00616/R *Details of Construction of 3rd Phase of a Television Screen Manufacturing Facility:- Erection of Warehouse.*

Submitted 22/04/96

Granted 06/06/96

The warehouse was 6,980m² with a maximum height of 13.5 metres and generated standard landscaping and drainage issues and conditions.

The Nippon Electric Glass facility ceased operations in December 2005 and the site was purchased by PMG Estates in 2007.

4.0 RECENT PLANNING HISTORY

4.1 Introduction

PMG purchased Trident Park on the basis that it one of the most important re-development sites in Cardiff to have come to the market in recent times.

PMG Estates, through a programme of refurbishment, selective demolition and new development, is re-modelling the whole site to create a business environment that offers a wide range of accommodation to suit the region's future office, warehouse and industrial needs.

The plan on the following page illustrates the various development plots within Trident Park. This recent planning history is reviewed.

4.2 Planning History

To the immediate north of the application site are the former NEG offices, welfare facilities and significant storage areas. This floorspace was occupied by CMC UK Limited (steel product traders) in September 2008, and the company currently has no intention of making significant alterations to the layout.

Planning applications for Maritime Court shown below and the refurbishment and sub division of units to the south of Glass Avenue were approved in August 2007.

07/0826/E Refurbishment and Subdivision of Existing Buildings, New Access and Partial Demolition.

Granted 25/05/07

Applicant Guy Hall Partnership

The main manufacturing and the various ancillary buildings to the western end of the site were demolished during the latter part of 2007. The remaining land will be occupied by some 60,000sq.m. of building footprint including offices and warehousing facilities.

This application referred to the warehouse in the eastern part of the site, south of Glass Avenue. The building is now occupied by Encon Insulation (6000sqm) and BSS Group (2000sqm)

07/01987/E 6No. 2 and 3 Storey Office Units

Recommendation of approval, decision still pending, awaiting signing of a section 106 legal agreement.

Applicant Guy Hall Partnership

The land to the north-east of the application site (bounded by Ocean Way and Glass Avenue) has permission for an office development (Maritime Court) of some 8,441m² gross floorspace. The scheme is awaiting a legal agreement, and construction is due to commence in 2009.

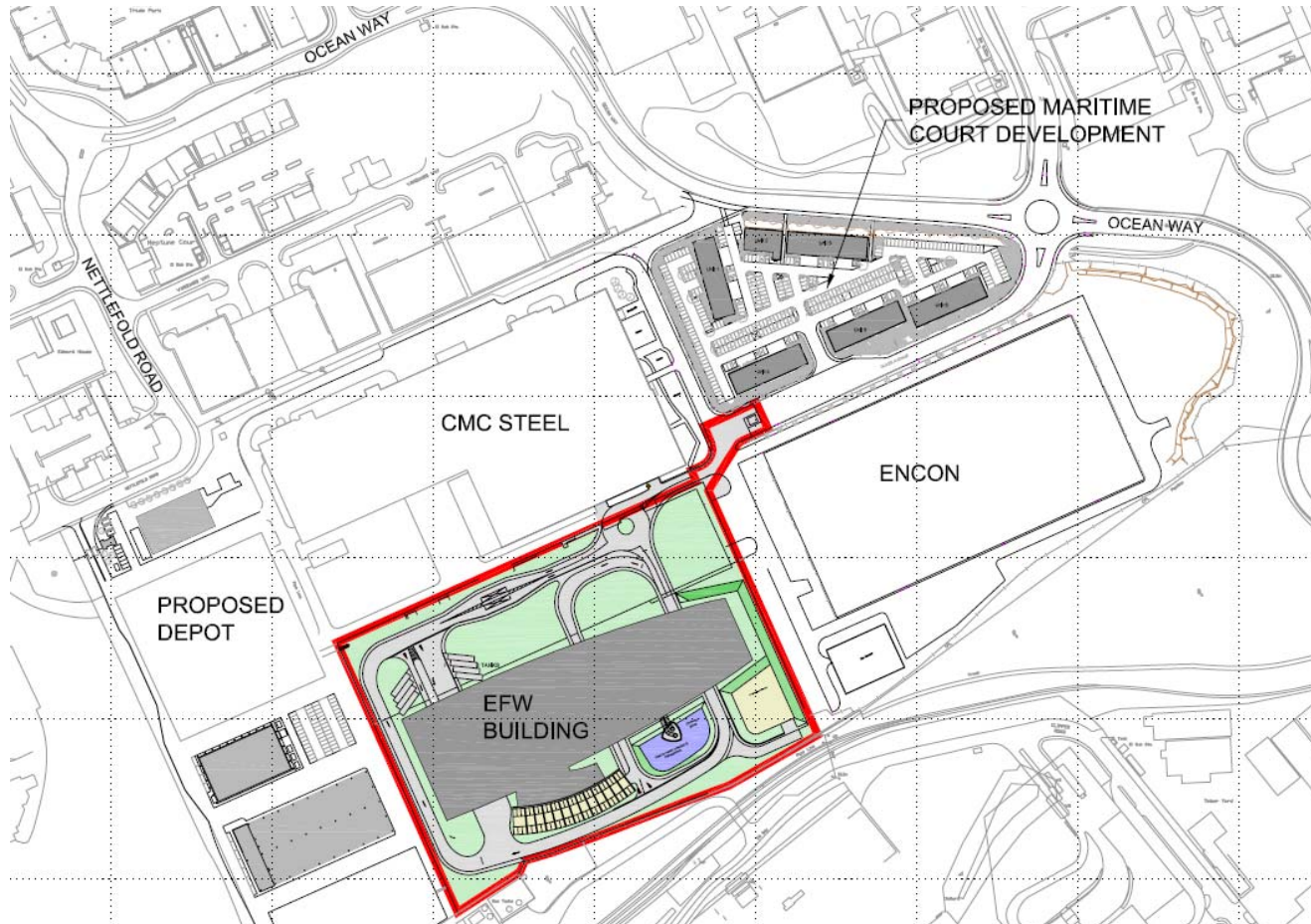


Figure 4-3

Proposed Trident Park Layout

07/2974/E Change of use and part demolition/part refurbishment and part new build to provide new bus depot including new access form Nettlefold Road

Applicant Cardiff Bus and PMG Estates Limited

Recommendation for planning permission to be granted subject to a section 106 agreement and various conditions.

To the east of the site a planning application for the provision of a new bus depot has been considered by Cardiff Council (ref: 07/2974/E). The Committee report of March 2008 recommended that planning permission be granted subject to conditions and the signing of a s.106 legal agreement. The application includes parking for the entire Cardiff Bus fleet, as well as ancillary facilities associated with the management and maintenance of buses. Of most significance to the overall amenity of the area, the scheme proposes a new access road onto Nettlefold Road to the north of the site.

The proposal also proposes traffic signals at the junction of Nettlefold Road and Ocean Way. The proposed s.106 deals primarily with financial contributions towards the provision of a pedestrian crossing facility on Ocean Way in the vicinity of the site and public transport enhancements. The agreement is yet to be signed.

08/02616/E The Erection of an Energy from Waste Facility with combined heat and power plant and ancillary offices at Trident Park, Glass Avenue, off Ocean way, Cardiff.

Applicant Viridor Waste Management Limited

Recommendation for Planning Permission to be granted by planning Officers however was refused by members for the reason stated below.

1. In order to operate at its design capacity, without compromising the recycling targets of the Welsh Assembly Government, the proposal would need to import substantial quantity of hazardous fly ash waste for disposal at an unspecified authorised disposal site in England. This would result in the unsustainable transportation of waste material contrary to the objectives of Technical Advice Note 21: Waste.