



Balfour Beatty

Community Liaison Group Meeting

October 2022

Date 29/09/22



Update since last Community Liaison Group Meeting

Summary of key events since last CLG meeting – Dec 2019

- Following performance issues with the facility Essex County Council (ECC) and UBB had been in ongoing discussions to resolve these matters prior to 2019. No resolution was found, and the matters were referred to the courts which, following a trial in 2019, ruled in favour of ECC in June 2020.
- In June 2020 the facility ceased accepting waste deliveries and has since been emptied of waste and cleaned.
- ECC and UBB reached agreement in April 2022 to settle ongoing disputes by UBB closing, decommissioning and demolishing the facility.
- Since then, works have been undertaken to plan and procure the demolition of the facility.



Planning Update

Prior Approval Application

- Following pre-application engagement with the Waste Planning Authority, UBB submitted 'Prior Approval' for the demolition of the waste facility.
 - Prior Approval application was submitted on 17 August 2022 with approval having been granted by the Waste Planning Authority on 14 September 2022.
 - The Prior Approval application covers how the project will manage key issues which may impact local residents and businesses such as;
 - Traffic impact
 - Noise & Vibration
 - Dust



Traffic Impact

- Traffic impact analysis conducted
 - Forecast demolition traffic movements less than 20% of that expected during peak operational times
 - HGV's access/egress routes will be to the west of the site, along Courtauld Road towards East Mayne

Noise & Vibration

- Working hours for physical works
 - 08:00-18:00 Mon-Fri, 08:00-13:00 Saturdays for normal operations. Sundays & Bank Holidays 08:00-17:00 for operations which are not audible at site boundary
- Noise and Vibration assessments conducted in accordance with relevant British Standards, based on plant and techniques to be used
- Noise & vibration monitoring to be implemented
- Low noise and vibration plant and techniques to be used wherever practicable and best practice measures to minimise noise and vibration will be considered in line with British Standards

Noise & Vibration (Cont'd)

- Crusher & Screening works
 - Mobile crusher to be utilised on-site
 - Located to suit current work areas
 - Exclusion zones to be operated close to receptors





Dust

- Fixed and mobile dust suppressions systems to be used on concrete breaking equipment and at ground level
- Stockpiling of materials likely to generate dust to be minimized and located away from sensitive receptors.
- Vehicles carrying materials likely to cause dust will be covered to/from site



Environment Agency Update



Environment Agency Update

- There have been no issues or complaints raised with, or by, the EA given that the facility has not been in operation
- As part of the demolition and handback process we will be required to surrender the Environmental Permit.



Overview of Planned Demolition Works

Planned Decommissioning & Demolition Works

Key Aspects of the demolition works

- Removal of Process Equipment for re-use
- Demolition of Structural Steel building frames
 - Demolition using long reach excavators with demolition attachments and use of burning equipment
- Demolition of Concrete structures
 - Concrete to be crushed and processed on-site for re-use in backfilling of underground pits

Indicative Demolition Sequence

.....	Boundary of demolition activities
1	Creation of openings in roof for removal of process equipment
2	Process Equipment removal and demolition of Biomaturating Halls
3	Process Equipment and demolition of Air Filtration and Weighbridge
4	Process equipment removal and demolition of Pre-Processing Area
5	Process equipment removal and demolition of Refining & Storage
6	Decommissioning & Demolition of Waste Water Treatment
7	Process equipment removal and demolition of Waste Reception
8	Decommissioning & Demolition of Visitor Centre



Demolition Programme

- Works planned to start in October 2022
- Initial phase
 - Removing process equipment and general mechanical and electrical decommissioning
 - Structural demolition of biohall structures to the north
- Remaining structures to follow as we move into next year
- Completion of physical works on site programmed for November 2023

Sustainability

- Working with demolition contractor to maximise diversion from landfill as much as reasonably practicable
- Targeting minimum 95% diversion from landfill
 - Re-using materials where possible
 - Crushed Concrete to be used for backfilling activities
 - Large processing equipment being removed to be re-used elsewhere
 - Recycling of metal and timber components
- Potential to support local schemes or charities through re-use of certain materials such as timber cladding.

Site Access and Security

- Site access will use the existing entrance off the Courtauld Road roundabout.
- Hoarding will be installed along the perimeter fencing of the existing site
 - Manned security
 - Emergency contact details
- 24hour site security will be in place on the site



What will the site look like following demolition?

Features to be retained

- Hard landscaping such as roads, footpaths and hardstandings
- Existing concrete ground slabs and foundations, any below ground pits backfilled to ground level
- Surface water drainage system and lagoon
- Perimeter street lighting (not powered)
- Security fencing and gate



Site Activity Update



Recent on-site Activities

Activities undertaken in recent months

- Emptying out and cleaning of the facility's air treatment complex
- Facility Maintenance
- On-site preparations for demolition works



Upcoming on-site Activities

Planned works in coming weeks

- Cleaning of the facility's air treatment complex
- Erection of Site Hoarding
- Mobilisation of mobile demolition plant to site
- Commencement of decommissioning and demolition activities