

DERBYSHIRE COUNTY COUNCIL

**MEETING OF CABINET MEMBER – HIGHWAYS, TRANSPORT AND
INFRASTRUCTURE**

9 July 2020

Report of the Executive Director – Economy, Transport and Environment

**PROPOSED DEMOLITION OF THE GLOSSOP WASTE TRANSFER
STATION**

(1) **Purpose of Report** To seek the Cabinet Member's approval for the demolition of the Glossop Waste Transfer Station (WTS) due to the unsafe nature of the structure and for the allocation of £25,000 for a feasibility and design study to assess ground conditions and develop potential options for the site's long term use.

(2) **Information and Analysis** Following the commencement of a new waste disposal contract in 2019, condition surveys have been undertaken at most of the Council's Household Waste Recycling Centres (HWRCs) and Waste Transfer Stations (WTSs). The survey at Glossop WTS identified significant levels of repairs/defects and, as a consequence, an internal structural surveyor's report was recommended and subsequently commissioned.

An internal structural survey was undertaken by Property Services and the Structural Engineer's report produced identifies that:

- *"The building is not now considered safe due to significant localised damage to the main structural column members of the steel frame*
- *Some evidence of previous cladding patch repairs and loose fixings were visible. There is a potential for pieces of cladding falling off the building or being blown off, which could be hazardous to the workforce and the public*
- *Even without further investigation to catalogue additional faults, we can conclude that the structure is beyond economic repair. Furthermore Derbyshire County Council would be unable to obtain a warranty for the design of the repaired structure."*

In conclusion the report states that *"demolition is therefore recommended"*.

Under Section 51 (1) of the Environmental Protection Act 1990, the County Council, in its role as a Waste Disposal Authority, has a duty to arrange for the disposal of waste collected in its area by the waste collection authorities. In

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this context, the Glossop WTS is a strategic facility in the High Peak area providing disposal facilities along with the Waterswallows WTS at Buxton for High Peak Borough Council.

As a result of the Structural Engineer's report, the Council closed the WTS on 26 March 2020. Contingency arrangements were immediately put in place for the Borough Council and it was directed to deliver its waste to the County Council's WTS at Waterswallows near Buxton. The County Council manages services to ensure that primary and secondary disposal points are available within reasonable distance of each Waste Collection Authority. The Council's contractor, Renewi UK Services Ltd, is currently making provision for a secondary disposal point, the details of which are not yet confirmed.

Historically, the Council had plans to expand and redevelop the site including the adjacent HWRC and former highways depot, and £1.620m was previously allocated in the capital programme. Unfortunately, in 2018, the project was withdrawn from the capital programme due to a lack of capital funding since the total cost of the project has risen to £2.2m.

Adjacent to the WTS is the Council's HWRC. Arrangements have been put in place to ensure that the Council's contractor can continue to operate this facility for the benefit of the public in a safe manner. The arrangements maintain a 7 metres exclusion zone that is equivalent to the height of the building, thus providing a structural exclusion zone for the continued use of the HWRC.

Next Steps

A six month timetable to demolish the structure has been proposed by the Council's Property Services Division with anticipated costs of £110,000. This cost includes project management, relevant survey works, planning and environmental aspects, tendering and delivery of works including demolition, reinstatement and decommissioning. Subject to approval, these activities are proposed to commence from 16 July 2020 and would be expected to be completed in January 2021.

It should be noted that the demolition may require the temporary closure of the existing HWRC to enable utility services to be disconnected and reconnected. This should take 5 – 10 days and officers will ensure that all relevant parties and stakeholders are notified of this in advance of the works.

This report seeks approval to demolish the existing WTS as a matter of urgency. Any delay in this decision could lead to deflection of the building, particularly in poor weather that could result in cladding coming loose and being a hazard to site users.

Running in parallel with the demolition of the WTS, officers have commenced a review of the longer term options for the Glossop WTS and HWRC. This work will require a feasibility and design study that can assess ground

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conditions and develop potential options for the site's long term use. This will require the engagement of suitable professionals and will cost up to £25,000. Approval is sought for the allocation of funds for this study. Details of this study will be presented to the Cabinet Member later in 2020.

(3) **Financial Considerations** The proposed demolition of the Glossop WTS is estimated to cost up to £110,000 and a feasibility and design study is estimated to cost up to £25,000, both of which will be funded from the existing Waste Management Revenue budget.

(4) **Legal Considerations** Under Section 51 (1) of the Environmental Protection Act 1990, the County Council, in its role as a Waste Disposal Authority, has a duty to arrange for the disposal of the controlled waste collected in its area by the waste collection authorities.

As the landowner of the Glossop site, the Council will owe duties to keep safe those using and visiting the site both under the Occupier's Liability Act 1957 and health and safety legislation. Cordoning off and subsequent demolition of the WTS will ensure that compliance with those duties.

(5) **Environmental and Health Considerations** The County Council is obligated to ensure there are sufficient transfer stations in the County for the disposal of waste collected.

(6) **Other Considerations**

In preparing this report the relevance of the following factors has been considered: legal, prevention of crime and disorder, equality and diversity, human resources, property, social value and transport considerations.

(7) **Key Decision** No.

(8) **Call-In** Is it required that call-in be waived in respect of the decisions proposed in the report? No.

(9) **Background Papers** Held on file within the Economy, Transport and Environment Department.

(10) **OFFICER'S RECOMMENDATIONS** That the Cabinet Member approves:

10.1 Funding of up to £110,000 for the demolition of the Glossop Transfer Station.

10.2 Funding of up to £25,000 for a feasibility and design study for future site options.

Mike Ashworth
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