

WASTE AUDIT

Two storey extension to
15 Porte Marsh Road, Calne
For Qsil Metals UK Ltd
1st December 2025

Issued for Planning Application

This Waste Audit Statement accompanies the planning application for the proposed two-storey extension at 15 Porte Marsh Road, Calne for Qsil Metals UK Ltd. The extension replaces a fire-damaged single-storey part of the existing factory and will provide ground-floor production space with first-floor office and welfare accommodation. The project has been designed and will be delivered in accordance with the principles of sustainable construction and waste minimisation set out in Wiltshire Core Strategy Policy 41.

1. Purpose of the Waste Audit

This audit outlines the anticipated waste streams arising during demolition, site clearance, and construction, and sets out the measures that will be taken to minimise waste generation, promote reuse and recycling, and ensure responsible management of all materials.

2. Existing Site and Demolition Waste

The project involves removal of elements of a fire-damaged single-storey structure. A pre-demolition assessment will be undertaken to quantify materials, identify any hazardous content, and determine reuse potential. Anticipated waste streams include:

2.1 Expected Demolition Waste Streams

- **Concrete and masonry:** to be crushed and recycled. Reuse on site for sub-base if possible.
- **Structural steel:** to be segregated and sent for recycling at licensed metal reprocessing facilities.
- **Fire-damaged cladding, insulation and partitions:** to be separated for appropriate disposal or recycling where accepted.
- **Electrical and mechanical components:** removed by competent contractors; metals and cabling recycled.
- **Any hazardous materials** (e.g., asbestos if identified): managed by licensed specialists and disposed of in accordance with statutory requirements.

2.2 Reuse Potential

- Any undamaged steel, hard-core, or concrete may be reused on-site subject to suitability testing.
- Existing foundations will be reused where structurally appropriate, reducing excavation waste.

3. Construction Phase Waste

The construction works for the two-storey extension will generate a range of material offcuts and packaging waste. Likely waste streams include:

- Timber offcuts
- Plasterboard
- Metal framing and reinforcement
- Brick and block offcuts
- Insulation
- Roofing and cladding materials
- Plastic and cardboard packaging
- Mechanical and electrical installation waste (e.g., cable offcuts, conduit, fittings)

The contractor will be required to handle these in line with a project-specific waste management plan.

4. Waste Minimisation Measures

A series of measures will be adopted to reduce waste at source, including:

4.1 Design-Stage Strategies

- Standardisation of material dimensions to minimise offcuts.
- Modular construction methods where appropriate.
- Specification of materials with recycled content and those that can be easily recycled at end-of-life.

4.2 Construction-Stage Strategies

- Pre-ordering materials in exact quantities to avoid surplus.
- Secure on-site storage to prevent damage and weather-related wastage.
- Segregated waste skips for timber, metals, plasterboard, and mixed waste.
- Use of returnable packaging where offered by suppliers.
- Regular monitoring of waste generation and recycling rates.

5. Recycling and Disposal Strategy

All waste will be transferred to licensed waste management facilities, with records maintained to demonstrate compliance. The following hierarchy will govern waste handling:

1. **Prevention / minimisation** through efficient design and procurement.
2. **Reuse** of materials on-site wherever possible.
3. **Recycling**, with target recycling rate of **at least 90% of inert waste** and **70% of overall construction waste**.
4. **Energy recovery** for non-recyclables where accepted by local facilities.
5. **Disposal to landfill** only where no other option exists.

Contractors will maintain transfer notes and weighbridge tickets for all waste movements.

6. Hazardous Waste Management

If any hazardous materials are identified during demolition surveys (e.g., asbestos insulation debris from fire damage):

- They will be removed by licensed specialists.

- Materials will be double-bagged, labelled, and transported to an authorised disposal facility.
- All works will comply with the **Control of Asbestos Regulations 2012** and relevant environmental legislation.

No hazardous materials are anticipated in the new extension.

7. Operational Waste Considerations

The extension includes enhanced office and welfare facilities, with the following provisions:

- Clear internal recycling points (paper, card, plastics, metal).
- Waste segregation in accordance with Wiltshire Council commercial waste services.
- Efficient storage and collection facilities externally to prevent contamination and ensure practicable waste handling for the factory.

8. Compliance with Wiltshire Core Strategy Policy 41

The development complies with the key requirements of Core Policy 41 (Sustainable Construction) by:

- Reducing waste arisings at every stage.
- Maximising reuse and recycling of demolition and construction waste.
- Ensuring responsible sourcing of materials and minimising landfill disposal.
- Recording waste movements and recycling rates.

These measures support Wiltshire's strategic objective to reduce resource consumption and environmental impacts from development.

9. Summary

The proposed extension will be delivered in accordance with best-practice principles of waste minimisation and sustainable construction. Significant reuse and recycling of demolition materials will reduce environmental impact, and a structured waste management plan will ensure responsible handling of all construction-phase waste. The project therefore represents a sustainable and well-controlled development in line with Wiltshire Council planning policy.