

States 
of Jersey

ENERGY FROM WASTE
FACILITY

Supporting Statement

DECEMBER 2006



BABTIE FICHTNER LIMITED



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1 INTRODUCTION

1.1 Background

In May 2005, the States of Jersey Environment and Public Services Committee published their Solid Waste Strategy “Changing the Way We Look at Waste”. The Strategy, which was supported by an overview document “Dealing with Jersey’s Waste”, reflected the internationally accepted Waste Hierarchy of Prevention, Minimisation, Reuse, Recycling/Composting, Energy Recovery and lastly Disposal. The Solid Waste Strategy (The Waste Strategy) was adopted by the States of Jersey on 13th July 2005.

While prevention and minimisation are ideally the most preferred of the options, there are limits to what can be achieved with these measures in practical, environmental and economic terms. Prevention and minimisation are only likely to slow down the rate of increase of waste production. Although the long term aim is to reduce waste, in the short to medium term the States of Jersey’s Strategy is to focus on increasing the amount of material reuse, recycling and composting, and to improve the efficiency of energy recovery.

Accordingly, the Strategy identified the need for the following key additional services and facilities:

- Encourage home composting through suitable initiatives
- Expand the existing “bring” bank collection system to a wider geographical area and to include a wider range of materials
- Pilot a kerbside collection of recyclables in partnership with the Parishes
- Improve the “bring” collection systems for domestic green waste
- Establish a new Re-use and Recycling Centre (for collection of recyclables, end of life electrical and electronic goods and bulky waste)
- Develop an enclosed Composting Facility for green waste
- a new Energy from Waste (EfW) facility;

All of these initiatives have been pursued by Transport and Technical Services since the Solid Waste Strategy was approved. Home composting is being promoted with subsidised composting bins, an expansion of the “bring” bank system is programmed to take place in the Spring of 2007, a pilot kerbside collection of recyclables in partnership with the Parish of St John has been successful and expansion to other Parishes is proposed in 2007, a temporary Re-use and Recycling Centre will be established in January 2007 and an expression of interest for land for siting an enclosed compost facility was issued in December 2006.

The development of a new Energy from Waste facility forms an integral part of the States of Jersey Waste Strategy.

A formal planning application is being submitted, together with a complete Environmental Impact Statement which describes the Environmental Impact Assessment carried out on the proposed facility.

This supporting statement forms part of the planning application and is intended to summarise the main drivers behind the project, and the benefits of the proposal.

2 PROJECT DRIVERS

2.1 The Current Incinerator at Bellozanne

The existing incinerator at Bellozanne disposes of approximately 80,000 tonnes per annum of solid waste. The incinerator consists of two streams installed in 1974 and a third stream installed in 1992. The installation of the third stream was necessitated by the large increase in residual solid waste over the interim years. At the time of commissioning, the Bellozanne plant was best available technology. Over time, air quality requirements have become more stringent and Energy from Waste technology has improved significantly to match these requirements, meaning the existing Bellozanne plant no longer offers best practice.



Existing Incinerator at Bellozanne

The existing plant operates close to its capacity. Whilst the plant has a total design capacity of about 19 tonnes per hour, it normally operates at about 14 tonnes per hour if all streams are running. Energy from waste plants normally require a reasonable amount of maintenance, and typically operate for between 80-88% of the year. Due to its age, the existing Bellozanne plant is operating below the lower end of this range, and at times cannot keep up with the amount of waste produced. During 2006, several thousand tonnes of waste were stockpiled whilst the plant was being repaired. As the Bellozanne plant becomes older, it is likely that the need for more extensive repairs will increase, and so it will not have sufficient capacity to deal with the increase in waste volumes expected on the island.

The current Bellozanne plant also has an extremely limited gas clean-up system, consisting of an electro static precipitator, which removes dust from the flu gas. If the plant was located anywhere else in the European Union, it would have been shut down in 1996 following the introduction of tighter regulations due to the unacceptably high emissions. The Bellozanne plant is the largest single source of airborne pollution on the Island. With limited abatement, emissions of acid gases, dust, dioxins and heavy metals all significantly exceed current European emission standards. To put the emissions in context, the Bellozanne incinerator is estimated to emit about twenty times as many dioxins and furans as are emitted from all the United Kingdom's municipal waste incinerators¹. The Bellozanne incinerator is the only significant source of hydrogen chloride (an acid gas) on the Island, and emits about 60-70 times more than the permitted amount in Europe.

A detailed engineering review by Babtie Fichtner ² in 2001 reviewed the possibility of bringing the Bellozanne plant up to modern standards, including adding a flue gas cleaning plant. The review concluded that this would be expensive and, due to the age and construction of the plant, would not offer good value for money. The conclusion was that it would be much more cost effective in the long term to replace the old plant with a new one.

Finally, the existing plant generates some electricity, up to 3 Megawatts per hour, of which about a third is used by the incineration plant. However, about half of the heat produced is lost as the existing steam turbine is too small for the amount of steam generated by the plant. A modern plant would be more efficient, with a larger steam turbine, and would produce up to 10.5 Megawatts of electricity for export to the Island's electrical network.

2.2 Solid Waste Management

Our society produces significant amounts of waste material. Whilst the majority of people would prefer this was not the case, the reality is that our way of living inevitably creates waste. As the body responsible for disposing of Jersey's solid waste, Transport and Technical Services (TTS) has to take a long term view of the requirement to safely and securely dispose of all waste materials generated on the Island. To do this, TTS is following established European practice and setting up an integrated waste management system to enable the Island to deal with the waste as beneficially as possible. The foundation of this is the internationally accepted "Waste Hierarchy", which promotes the most sustainable waste management practices, such as waste reduction and recycling before considering energy treatment for waste that is not recycled.

Jersey's Solid Waste Management Strategy promotes these activities, but acknowledges that as an Island, there is a limit to the amount of recycling which can be carried out in an economically sensible and environmentally sustainable manner. As Jersey has little industry, the majority of recyclable material has to be exported from the Island, and the environmental impact of transport and reprocessing can therefore become significant. The current Strategy indicates that an overall recycling and composting rate of at least 32% can be achieved by 2009 and sustained in the long term. TTS is committed to expanding recycling and composting whenever this is considered to be economically and environmentally advantageous.

¹ Jersey's incinerator emits around 15 ng of dioxins per Nm³ of flue gas and burns about 80,000 tonnes per annum of waste, UK incinerators emit about 0.02 ng/Nm³ dioxins and burn about 3M tonnes per annum of waste.

² Bellozanne Energy from Waste Plant, Development Strategies, June 2001. Report from Fichtner. 0608-0100-0167 EfW Final Report - Out.doc

It would be possible to increase recycling substantially above this level by collecting kitchen waste from households separately and composting this waste. However, this was ruled out within the Solid Waste Strategy for the foreseeable future, due to the lack of outlets on the Island for compost produced from kitchen and catering wastes. Countries with high recycling rates generally achieve these by separating and composting kitchen and organic waste alongside other materials such as paper, glass and metal. However, larger European countries have much larger land masses, and kitchen waste compost can be used in less sensitive locations, such as restoration of landfills or contaminated industrial sites, or in forestry areas. Jersey, with a high proportion of prime agricultural land, and absence of biodegradable waste landfills, does not have this option.

The assumption within the Solid Waste Strategy is therefore that there will be around 68% of waste left for disposal. With the Island Plan predicting a small growth in households due to reductions in household size, and with potential for economic growth, and potentially increased tourism, the Strategy predicts that there is likely to be a continued growth in the total amount of solid waste arising every year for the foreseeable future.

Jersey has no biodegradable landfill, where organic waste can be buried, and this is not considered to be environmentally beneficial in any case, as organic waste in landfill releases methane - a powerful greenhouse gas. Therefore, the conclusion of the Solid Waste Strategy is Jersey should manage its own waste in a responsible manner, and the best approach is to recover some energy value from the residual waste through an Energy from Waste facility.

2.3 Current European Practice

European practice is quite variable, with some countries such as Germany, Holland and Austria taking a lead in waste management. These countries decided in the 1990s that landfill was not a suitable way to deal with waste, and through legislation and public pressure developed structures to recycle, compost and recover energy from waste. Other countries, such as the UK, Ireland and Spain, have been slow to introduce more sustainable waste management processes and have been heavily reliant on landfill. Partly due to a greater public awareness, and partly to European legislation such as the Landfill Directive, this situation is rapidly changing and all European countries are now developing more sustainable waste management systems.

Data on waste management is gathered in the European Union database, Eurostat. The most advanced countries in waste management have minimised landfill by expanding recycling, composting and energy recovery. Sweden and Denmark landfilled less than 10% of their waste by recycling 44% and 41% respectively of their waste in 2004. The residual waste was incinerated to recover its energy, 47% and 55% respectively. Holland achieved the highest recycling rates in 2004, about 64%, and with energy recovery rates of 34%. This compared with the less advanced countries where landfill was preferred, with Italy landfilling 57% and the UK 69% in 2004. Recycling and composting in these countries was 32% and 22% respectively, with only around 10% used for energy recovery.

It is important to note that different countries adopt different definitions of waste treatment, and this can lead to fairly large differences in comparing recycling performance. For example, in the UK if metal or ash is recycled after processing the waste in an energy from waste plant, this is classified as energy recovery. However, in Germany, this would be counted towards recycling figures. In Germany, where 24% of the waste goes for energy recovery, and about 50% of the ash is recycled, this means that the German recycling figure will be about 3% higher than the comparable UK one.

Comparing Jersey with other European countries, it can be seen that Jersey's current recycling rate is better than many, but significantly lower than the most developed. As the Solid Waste Strategy develops, the intention is to move Jersey's combined recycling and composting rate to at least 32%. The main reasons for the acceptance of a lower recycling rate than elsewhere in Europe are:

- Currently Jersey is not intending to compost kitchen and catering waste. This could increase overall recycling/composting rates by up to 10%, if the material produced had a beneficial use. Current evaluation of Jersey's requirement for this type of compost is that there is no demand for up to 10,000 tonnes per annum of such material.
- Recycling of the ash as secondary aggregate would further increase recycling rates. If 60% of the ash, and the ferrous metals separated, are re-used, this would increase recycling rates by about 12%. Currently the loadings of heavy metals in the incinerator ash are too high to allow re-use, but separation of materials containing heavy metals, such as batteries and electrical equipment is set out within the Solid Waste Strategy and programmed for the period before the proposed facility would become operational. This would raise Jersey's recycling rates to similar levels to countries like Sweden.
- As an island, Jersey is not as well placed as it lacks any recycling reprocessing infrastructure and transport to such facilities adds significant costs and potentially counter-productive environmental burdens.

Jersey is different from most other European countries in that it already has no biodegradable landfill. European waste management development is being driven away from landfill into recycling and energy recovery through financial and legislative instruments. Currently Jersey burns its residual waste in the Bellozanne incinerator. The combination of on-going promotion of waste reduction and re-use, the expansion and optimisation of recycling and composting services and energy recovery for all residual waste, is identified within the Solid Waste Strategy as an integrated and sustainable waste management solution.

Therefore, considering the best practice in other European countries, and the restrictions of an island community, energy recovery is considered to have a key role in dealing with Jersey's residual waste.

2.4 Technology Selection for the New Plant

As European waste management has moved away from landfill, new technical solutions have been developed. These can be categorised under the following headings:

- Conventional Energy from Waste – in this type of facility, waste is converted by combustion into heat in the form of steam, and the steam is used either directly or to generate electricity. There are hundreds of such plants operating in Europe, and this type of plant continues to be built throughout Europe, with several new plants built each year.
- Gasification and Pyrolysis – in this type of plant, the waste is converted thermally into a gas. This gas can then be used, potentially as a feedstock, or to generate electricity either from a gas engine or in a conventional steam cycle. If a conventional steam cycle is used, the plant is very similar to a conventional energy from waste plant. Conversion to a feedstock or use with a gas engine remains largely unproven. There are only around 10 examples of commercial gasification or pyrolysis plants operating in Europe.
- Note : For the purposes of this planning application, the term “Energy from Waste” is used to collectively describe conventional and gasification energy from waste treatment facilities.

- Mechanical Biological Treatment (MBT) plants. There are approximately 50 of such plants operating in Europe and several new ones are built each year. In this plant, incoming waste is processed mechanically and biologically, normally producing several output streams. The biological treatment process can also reduce the amount of waste by up to 30% largely through water loss. Typical output streams are refuse derived fuel, metals, glass and stones, an organic residue and residual material which is normally landfilled. Each of the output streams needs to be dealt with to provide a complete solution. There are some limited markets for refuse derived fuel, such as cement kilns, but it is normal to pay the off-taker to take this material. The organic material can be treated in a composting facility, but because it is derived from mixed waste, its quality is not good enough for widespread use as a quality compost. Such material would be difficult to use in Jersey in any great amounts.
- Mechanical Heat Treatment (MHT) or Autoclave systems. Whilst there are no current examples of such plants yet operating commercially in the United Kingdom, although demonstration plants have shown that these plants can work. The raw waste is treated by heating with steam or hot air. This sanitises and breaks the organic material such as paper into a fibre. The waste is then separated mechanically into various fractions, such as organic material, plastics, metals, glass and stones and rejects. As with MBT above, the key issue with this type of plant is how to dispose of each of the various separated fractions.
- Anaerobic Digestion (AD). Anaerobic digestion is a technology used to treat organic material. The current Jersey sewage treatment plant has an AD system to treat sewage sludge. AD could only ever be used to treat the organic fraction of Jersey's solid waste. The process produces a digestate, in the form of a solid sludge. There is no significant outlet for this sludge on the Island.
- Fuel production. There are a number of processes being marketed which claim to convert part of the waste stream, such as organic material or plastics, into a fuel such as ethanol or diesel. Such systems could be interesting in producing some of Jersey's fuel requirement. However, use of mixed waste streams has not yet been demonstrated technically, and there are no commercial schemes operating converting mixed municipal waste into transport fuel that are available to Jersey.

As part of the planning application, significant amounts of work have been carried out reviewing the available technologies for residual waste treatment. At an early stage, key constraints were identified to aid this review process:

- The process, or processes, must be demonstrated to be reliable, with identifiable performance and operating costs. This means that commercial reference plants must be operating of a reasonable size, processing similar waste as is produced in Jersey. This is considered to be an absolute requirement, because as an island, Jersey could not accept any significant risk with its main residual waste treatment process.
- The process, or processes, must be capable of dealing with all of Jersey's residual waste. Where a process produces output streams, there must be an overall solution to deal with these streams. This is the main reason behind the rejection of MBT or MHT solutions. These facilities split the waste into other waste streams. Whilst this type of solution may suit a much larger community where several facilities can be distributed throughout a region, it is not suited to a small island.

- Suppliers of processes must be able to demonstrate they have sufficient experience and capability to deliver the proposed solution. It would not be advisable for Jersey to enter a contract with a small company, or one with a lack of waste management experience, as the risk of problems of delivery of the project would be too high.
- Companies must be willing to deliver a project on Jersey – clearly Jersey is not in a position to demand that companies supply equipment. To establish the potential suppliers list, an advertisement was placed in the Official Journal of the European Community. This is an established route for waste management companies to advertise projects, read by all experienced waste suppliers. A number of companies responded to this advert, and whilst some have been eliminated as unsuitable using the criteria above, a sufficient selection of companies remains.

The outcome of this procedure is that there are four companies being considered who are able to supply the residual waste treatment plant for Jersey. All these companies are offering either a conventional energy from waste plant or a gasification plant combined with a conventional steam cycle. The proposed solutions are sufficiently similar to enable a generic outline planning application to be made.

2.5 Plant Capacity

The Environmental Impact Assessment includes a full assessment of the plant capacity, and the main analysis is therefore not repeated here. However, it is important to stress the background to this analysis, as it is an argument that if the plant is too large, it will displace environmentally more suitable alternatives, such as recycling.

The plant capacity proposed is intended to handle Jersey's residual waste for thirty years. As it is assumed that waste growth will continue, the plant capacity is larger than required in the early years. However, there are some important points to note:

- 1) Jersey is an island with no other residual waste disposal route. If the plant is not available, or is too small, Jersey will either need to stockpile waste or to export it. Export is very expensive, and would require purpose built facilities to bulk and bale the waste prior to transport. It is also unlikely to be allowed under international treaties for anything other than an emergency.
- 2) The original plant was built as a two stream plant with spare capacity. Within 15 years it was too small, and a third stream was added on. This was a very difficult operation, and resulted in a plant that was not optimised in layout and therefore difficult to operate and expensive to maintain. Whilst the addition of further capacity would be possible in a new plant, the likelihood of continued waste growth means this is not likely to offer a cost-effective solution and leaves the Island at risk.
- 3) There are additional waste streams for which Jersey may require disposal. For example, currently digested sludge from the sewage treatment plant is used on land. Whilst this is currently the most sustainable solution, it is not certain whether this practice will be sustainable in the longer term. In this event, the most viable alternative is likely to be to burn the sewage sludge in the new incinerator, as has occurred in the past where outlets to land were not available. Around 10,000 tonnes per annum of digested sludge are generated. There are also other waste streams such as waste oils which are currently stored for export to the UK for disposal. In a new plant with gas clean-up, it may be better to burn this material in controlled quantities in the new energy from waste plant provided that the emission standards required by the Waste Incineration Directive can be achieved.

- 4) The proposed capacity of the plant is 18 tonnes per hour, which is very similar to the design capacity of the existing plant. However, the existing plant has a continuous operating capacity of 14 tonnes per hour, so the new plant will be 29% larger. The new plant will be carefully specified and tested to ensure that its actual operating capacity is 18 tonnes per hour. A plant working at its maximum capacity has a shorter operating life and therefore some spare capacity ensures a higher “availability” for waste. This is a key factor in Jersey where there is limited storage for waste in the event of plant downtime and the cost of exporting waste is prohibitive.
- 5) There will be potential in the early years to use additional capacity in the energy from waste plant to process waste from other Channel Islands, if this is determined to be beneficial to both parties.

Despite the above, and the strong belief that the proposed capacity is the right one for the Island, it is important to demonstrate that the Island develops the right sized residual waste treatment facility. Therefore, in line with the commitment given during the States debate on the Solid Waste Strategy on 13th July 2005, plant suppliers will be asked during the tendering process, to provide two proposals: one for an 18 tonnes per hour plant, and one for a plant with a reduced capacity. This will allow a cost benefit analysis to be carried out to demonstrate whether it is better to build a plant with over-capacity in the early years, or opt for a smaller cheaper plant, at the risk of significantly increased costs if additional capacity is added later. The proposed plant capacity of 126,000 tonnes per annum is therefore the maximum to be considered in the outline planning application, but it is possible that a smaller plant would actually be built, if the States Assembly determines this is the preferred approach following the tender process.

3 PROJECT BENEFITS

3.1 Sustainable Disposal of Jersey's Residual Waste

The main benefit of the proposed facility is that Jersey will continue to have a long-term sustainable method of dealing with its residual waste. Selection of reliable, proven technology means that the selected solution will work, and that future operating and maintenance costs can be established.

Questions are sometimes raised over whether Energy from Waste is an "old" technology, past its sell-by-date. Modern Energy from Waste plants are far from this. Over thirty years, constant design improvements have been made in designs to improve efficiency, reduce emissions and reduce maintenance costs. Better selection of construction materials, together with advanced computerised design of combustion zones, has meant that the performance of plants has increased and maintenance has been reduced. Modern energy from waste plants are now designed to operate for 8,000 hours (11 months) between major outages for maintenance, whereas for earlier plants it was commonplace that parts of the boiler were cleaned or replaced every 4,000 hours. The type of plant envisaged for Jersey is that in operation and of proven performance throughout Europe.

The other key impact of the proposed plant will be a large reduction in air pollution. The Jersey incinerator is the most polluting municipal waste incinerator currently operating in Western Europe. Modern flue gas clean-up systems are extremely well designed, and will reduce emissions to negligible levels. In addition, to control emissions and to demonstrate compliance, emissions will be monitored continuously, which is not the case with the existing Bellozanne plant, where emissions are only measured occasionally by sampling carried out by external bodies.

3.2 An integrated Bulky Waste Facility

The facility proposed will integrate a Bulky Waste Facility with the Energy from Waste plant, leading to operational improvements. At present, bulky waste is collected on a constrained site at Bellozanne and is shredded in the open, leading to emissions of dust and noise and additional water in the waste. The shredded waste has to be stockpiled in the open, and then transported to the incinerator. These issues will be resolved at the proposed new Bulky Waste Facility, as waste will be received in a covered area and waste will be delivered directly into the Energy from Waste plant bunker by conveyors. The operation will be completely enclosed, containing dust and noise. The Bulky Waste Facility will also be designed to allow recyclable material to be separated.

3.3 Recovery of Renewable Energy

The new plant will export up to 10.5 Megawatts of electricity. Of this, around 60% is estimated to come from biodegradable sources, and is therefore considered "renewable" energy. Once in full operation, the plant will export over 50,000 Megawatt hours of electricity, equivalent to 8.5% of the Island's electricity requirements in 2005. This means that 5% of the Island's electricity will be generated from renewable sources due to the proposed plant. The new plant will be the only significant renewable electricity generator on the Island.

Whilst it may be argued that the majority of Jersey's electricity is imported from France, and is therefore generated from nuclear power, another non-fossil fuel energy source, in fact France's nuclear power stations will operate at the same loads, generating the same amount of electricity whether or not Jersey uses this electricity. The electricity would otherwise be exported to other countries, thereby displacing other forms of electricity generated from coal or gas-fired power stations. Therefore, the new energy from waste plant will reduce the net amount of greenhouse gases generated in Europe.

3.4 A Potential Channel Islands Solution

Jersey is the only Channel Island to currently incinerate and generate electricity from its residual solid waste. Guernsey currently landfills the majority of its waste and is currently considering how to dispose of its waste. Other islands, for example Alderney, do not have sustainable waste management solutions and are considering options such as incineration without energy recovery or export.

An investigation into a joint Channel Island facility was carried out between Jersey and Guernsey. This concluded that such a facility was possible, and would be best located at La Collette in Jersey, as Jersey has larger waste arisings than Guernsey, and easy access for Guernsey's waste would be possible from the docks. Guernsey is not currently pursuing this option, as the combined cost of transporting its waste by sea and paying for disposal in a Jersey-based facility was not considered value for money. However, when Jersey's new facility is operational, its use by Guernsey or other Channel Islands remains a potential option.

4 SITE SELECTION

4.1 Reasons for Selecting La Collette

During the development of the Solid Waste Strategy, several sites across the Island were considered for the possible location of a residual waste treatment facility. As would be expected on a small island, there are only a limited number of suitable locations. Ten potential sites were evaluated, with two sites emerging for detailed evaluation as potential locations for a new energy from waste facility; these being the site of the current refuse handling plant in Bellozanne and the area south of the Jersey Electricity Company power station at La Collette.



Refuse Handling Facility at Bellozanne



La Collette with proposed site located on green waste reception area

The two sites were considered in detail. The La Collette site has clear advantages over Bellozanne. These are:

- **Reduced cost.** An evaluation comparing the differences between the two sites indicates that the La Collette site will be cheaper overall, despite additional design and foundation costs. This is largely due to the cheaper use of sea water cooling at La Collette, together with no requirement to relocate the Refuse Handling Plant (RHP), which is currently at Bellozanne, during the construction period. In either case, the intention would be to locate a Bulky Waste Facility near to the new Energy from Waste plant.
- **Use of Jersey Electricity Company facilities.** Potential exists to share Jersey Electricity Company facilities, using existing equipment which is no longer required. This includes the use of the Jersey Electricity Company chimney, which will mean the Island has only one large chimney. This would also lead to cost savings at La Collette.
- **Potential to import other Channel Island's waste** in the early years of operation when the Jersey plant is not operating at full capacity. This would only be viable at La Collette, due to proximity to the docks. This would have a major financial benefit for Jersey.
- **Construction Issues.** Whilst it is possible to build a plant at Bellozanne, during construction there would be significant disruption in the local area and to the existing waste management operations and additional costs due to the narrow access and lack of space at Bellozanne.

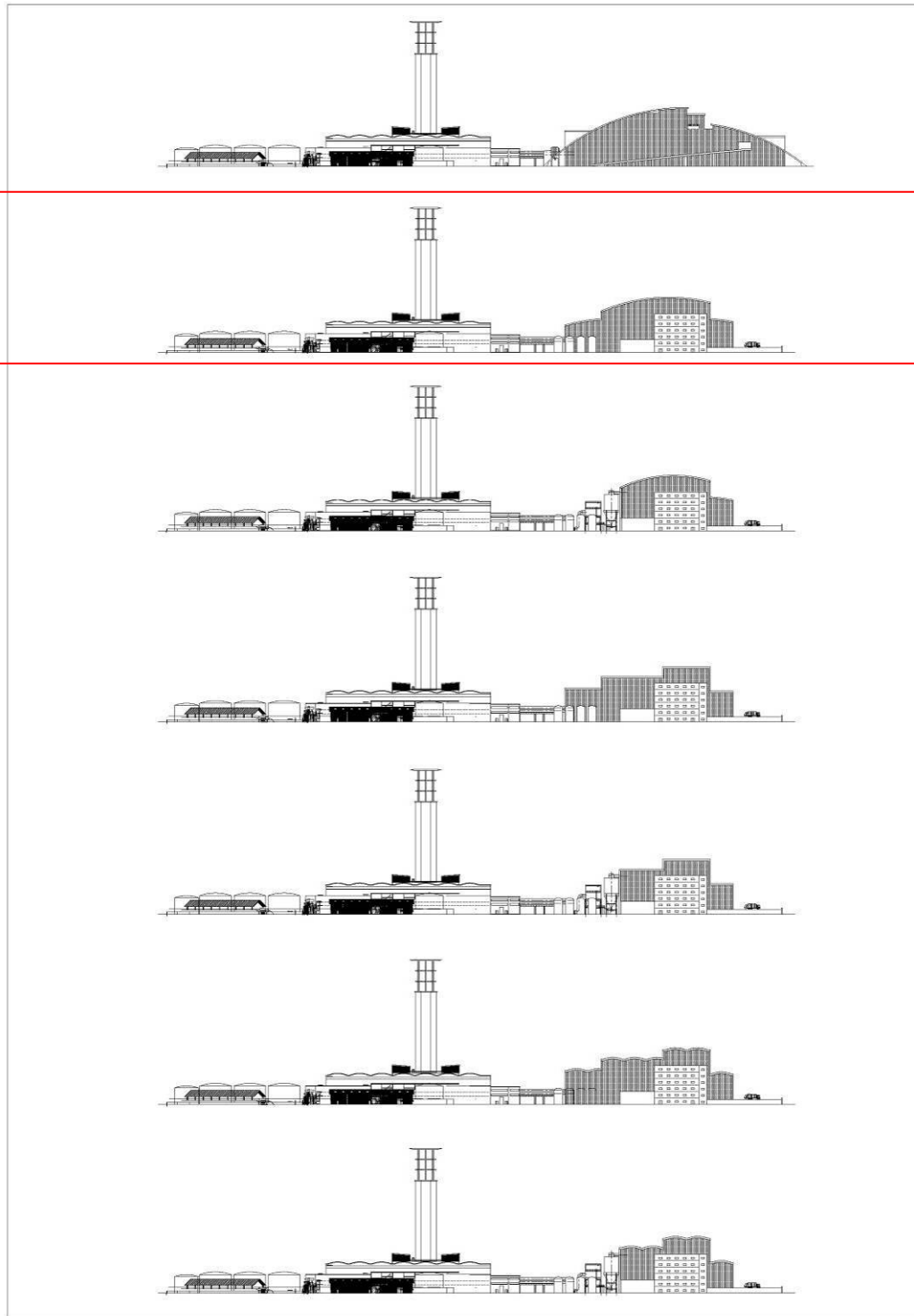
All of these factors strongly support locating the new plant at La Collette.

The site comparison indicates that there is no great difference in environmental impact between the two locations reviewed. La Collette is preferred because the plant will be located further away from residences, making it easier to minimise disruption from traffic and noise. Disruption during construction will also be much less, as access to the Bellozanne site is quite restricted and special access provisions would be required. The main disadvantage of La Collette is it is more open, so the plant will be much more visible once it is built.

4.2 Visual Impact

The proposed Energy from Waste plant is a significant facility. The height of the cranes above the bunker and the boilers means that a building height of about 35m is likely to be required. At Bellozanne, the plant would be located in a narrow valley and visual impacts will be small. However, at La Collette, the plant will be on the coast and visible from several locations.

The current preferred design has been developed from a series of possible designs, shown in the following picture, with the Jersey Electricity Company power station to the left.

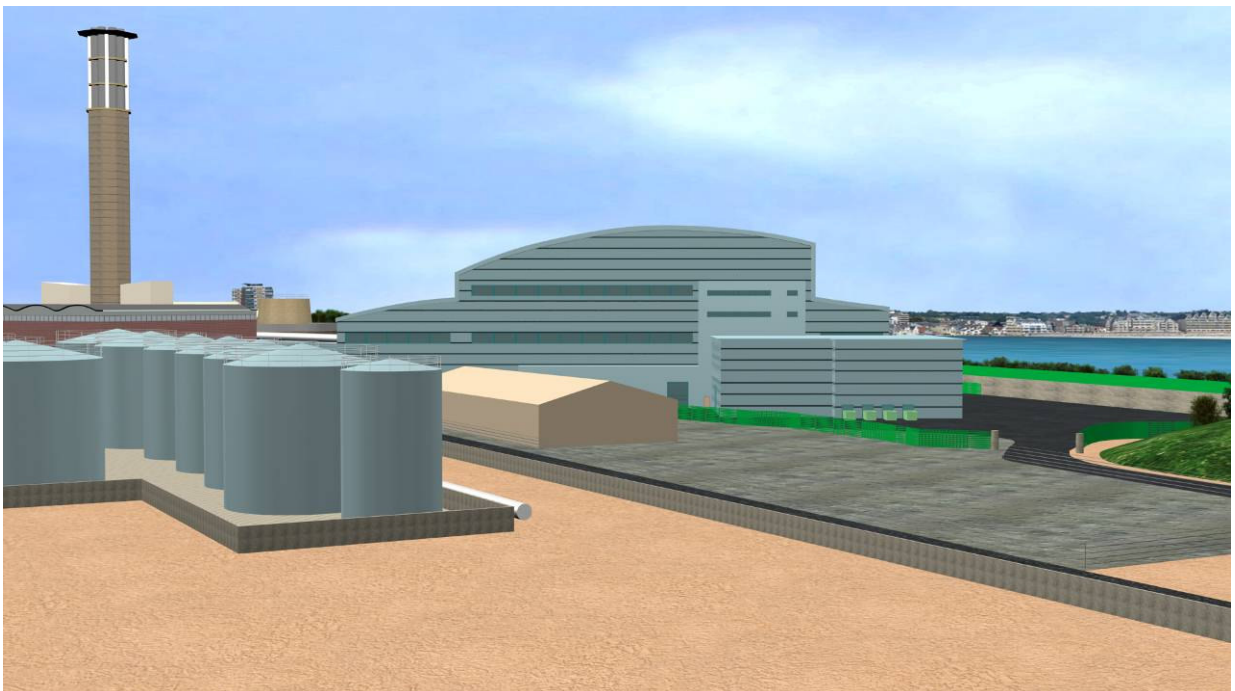


A review was held to consider potential architectural treatments for the proposed facility. The review was undertaken on behalf of the Cabinet of Ministers and the Waste Strategy Steering Group, which includes politicians and senior officers from several States Departments. Based on the various potential options, the preferred design was selected as the second picture down (highlighted), which minimised the overall size of the plant. It was also agreed that it was important to minimise the visual impact of the plant, and so a light blue cladding colour was chosen as the most suitable. Landscaping in common with the surrounding area has been selected to screen the plant and allow trees and shrubs to be used to break up the overall impact.

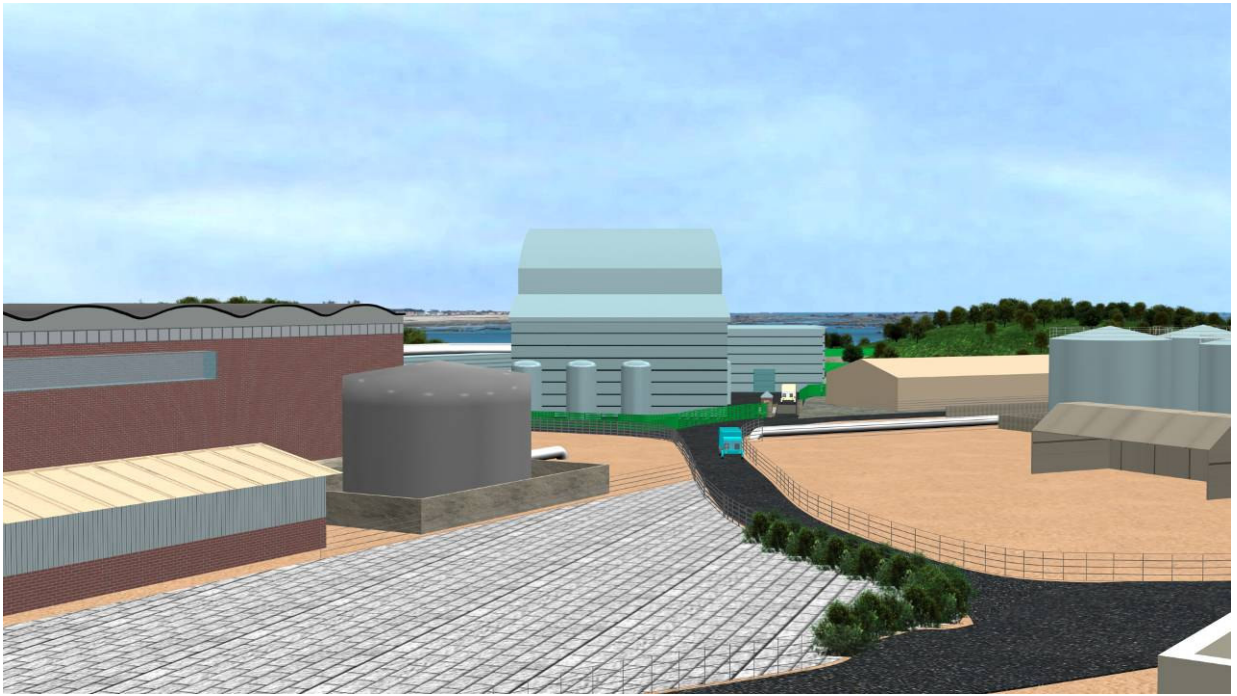
This architectural treatment and colouring selection was developed using building and landscape architects to produce the current outline design, shown below. The views are computer generated taken from various directions around the site, and show the landscaped mound with some vegetation.



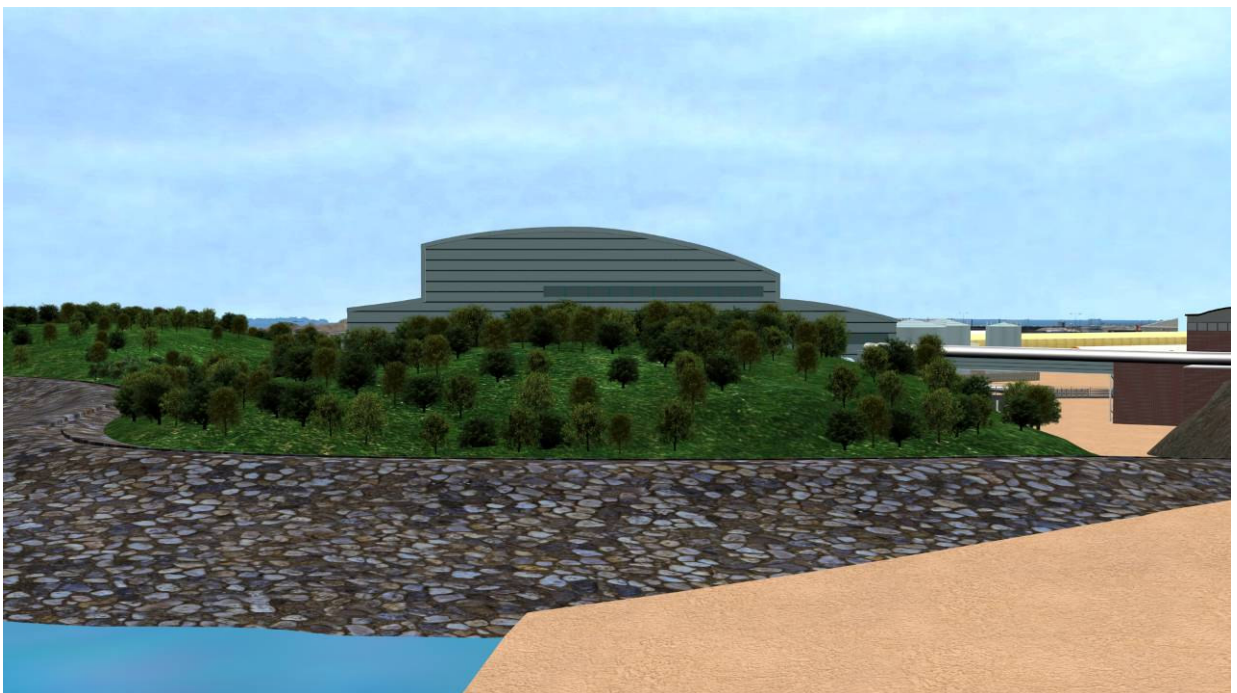
View from South East



View from South West



View from North West



View from North East

The architectural treatment of the proposed facility will be dependent upon the technology used, (which will be determined through the tendering process) and following an integrated approach to design quality during the tender process, considering the impact, functionality and build quality requirements for the facility.

An Outline Design Statement within the Environmental Impact Assessment describes the fundamental design principles which will be incorporated in the final detailed design. This will be used as the design basis for the plant. The detailed design of the plant will be carried out by the preferred supplier for the plant, who will be selected by competitive tender. The detailed design of the plant will be submitted to the Planning Department for detailed planning consent.

4.3 Impact on Development of Area

The proposed development is located within the wider East of Albert Pier regeneration area, which includes the entire La Collette reclamation area. A master-plan is being developed for the East of Albert area by a Steering Group led by the States Chief Executive coordinated by Property Holdings and with representation from the Harbours, Transport and Technical Services, Planning, Economic Development, the Waterfront Enterprise Board (WEB), Treasury, Chief Minister's Department and the Parish of St Helier.

. The master-plan is being conducted in two stages. Stage 1 (feasibility stage) will cover:

- . Background Research
- . Land Assembly Proposal
- . Traffic Report/Scheme Proposals Development
- . Risk Analysis
- . Provisional Land Use Concepts
- . Provisional Viability Appraisals
- . Strategic Supplementary Planning Guidance
- . Strategic Options for Implementation

Stage 2 will develop a detailed development master-plan.

The Waterfront Enterprise Board has been charged with coordinating research and identifying outline development options. The initial feasibility stage report is expected shortly. This feasibility study will be brought to the Council of Ministers and published for public consultation prior to decisions being taken on which options should be the subject of more detailed study in the second stage.

Once Stage 1 has been completed and agreed, Stage 2 will develop the preferred option(s) to the stage of a detailed master-plan that could be submitted to planning for outline approval and also used to secure external investment and funding. Before committing to that stage there will need to be detailed consideration of the development process. The other consideration will be the relationship of this land to the other waterfront developments and the regeneration of St Helier.

The approval by the States of the proposed location of the Energy from Waste facility at La Collette 2 on 29th June 2006 is being taken into account within the feasibility study being prepared by the Steering Group.

5 COMPLIANCE WITH JERSEY'S PLANNING REQUIREMENTS

Jersey Island Plan 2002 – Assessment of Proposed Energy from Waste Facility against all Planning Policies

Careful consideration has been given on whether the proposed application fits with Jersey's Planning Policies. The following tables describe how this has been achieved.

General Policies

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
G1	Sustainable Development	Yes	The purpose of this facility is to provide an upgraded energy from waste facility in accordance with the Waste Strategy and to replace the existing incinerator at Bellozanne. The location at La Collette would minimise environmental impact and the design would aim to minimise nuisance.
G2	General Development Considerations	Yes	The Environmental Impact Assessment demonstrates compliance with General Development principles through site specific investigations. Site pollution control would be implemented via the site licencing procedure and the on site Working Plan.
G3	Quality of Design	Yes	Incorporated within the Environmental Impact Statement. See also G4.
G4	Design Statements	Yes	A Design Statement may be requested to accompany planning applications at the discretion of the Planning & Environment Department. Certain types of proposals will however always require a statement including those developments involving a building more than 5 storeys high. The Energy from Waste would be higher than a 5 storey building. Notwithstanding the above, the Minister is keen to see Design Statements for most applications. To that end, Design Statements will be required for any development comprising more than 100m ² of new building (gross internal area (GIA)).
G5	Environmental Impact Assessment	Yes	An Environmental Impact Assessment has been carried out and an Environmental Impact Statement is submitted with the planning application.
G6	Transport Assessments	Yes	Included within the Environmental Impact Statement due to potential impacts of traffic movements to and from the proposed site.
G7	Control of Unauthorised Development	No	The application is in accordance with the formal planning application process. The Client (TTSD) is intending to obtain outline planning permission prior to awarding the contract to the preferred bidder thereby removing any possibility of construction proceeding without planning approval
G8	Access for All	Yes	No public access to Energy from Waste plant and Bulky Waste Facility. Planning application does include infrastructure improvements to adoptable highway and also to the coastal path. The design would also include an amenity walkway on the seaward side of the screening mound as an

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
			additional public amenity feature.
G9	Designing Out Crime	Yes	The site would be surrounded by secure fencing.
G10	Planning Obligations	Yes	Road infrastructure is being incorporated into the design. This would be to an adoptable standard.
G11	Sites of Special Interest	Yes	Site investigations and consultations indicate that the site would not directly affect any Sites of Special Interest. The South East Coast of Jersey Ramsar Site would not be directly affected by the proposed facility. Discharge of cooling water to the sea would be within the existing discharge consent conditions.
G12	Archaeological Resources	Yes	Consultations indicate that no sites of archaeological interest would be directly affected
G13	Buildings and Places of Architectural and Historic Interest	Yes	Indirect visual impact from Elizabeth Castle would be mitigated by design of the facility building and landscape bunding
G14	Protection of Trees	No	No trees would be felled at the site
G15	Replacement Buildings	No	No buildings are to be replaced at the site
G16	Demolition of Buildings	No	No buildings are to be demolished at the site
G17	Contaminated Land	Yes	A watching brief during excavations would be implemented.
G18	Signs and Advertisements	Yes	The facility would have an external site noticeboard as specified within the Working Plan. Signage would be controlled via a planning condition
G19	Satellite Antennae	Yes	Applications for the installation of satellite dishes will be judged on their merits, having particular regard to: <ol style="list-style-type: none"> 1. the nature of the building and its surroundings; 2. the type, size and colour of the equipment in relation to its background; and 3. whether the building is a Site of Special Interest, a Building of Local Importance or within a Conservation Area.
G20	Light Pollution	Yes	The site would be lit however this is in context of the industrial area at La Collette. The facility would be partially screened from Havre Des Pas by landscape bunding / mounding

Countryside

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
C1	Sustainability and Stewardship of the Countryside	No	La Collette falls within the Built Up Area boundary as shown on Jersey Island Plan 2002 Town Proposals Map and not the countryside.
C2	Countryside Character	Yes	La Collette falls within the Character Area G3 St Aubins Bay however the proposed development is in context of the industrial use of La Collette reclamation area
C3	Biodiversity	Yes	The facility would have minimal impact on biodiversity or the coastal Ramsar site. Site investigations revealed no biodiversity interest on the site and the drainage at the facility is designed to prevent pollution to the Ramsar site. Pollution control measures are specified within the Environmental Impact Statement and would be incorporated within the Working Plan. Discharge of cooling water to the sea would be within the existing discharge consent conditions.
C4	Zone of Outstanding Character	No	Site is not within this zone
C5	Green Zone	No	Site is not within this zone
C6	Countryside Zone	No	Site is not within this zone
C7	St. Ouen's Bay Planning Framework	No	Site is not within the St. Ouen Bay area
C8	Landscape Management Strategy	No	See policies C4, C5 and C6
C9	Trees and Woodlands	No	None of these present at the site
C10	Walls, Fosses, Banques and Hedgerows	No	None of these present at the site
C11	Countryside Access and Awareness	No	Not in the countryside
C12	Tourism and Recreation Support Facilities in the Countryside	No	Not applicable as facility is in Built Up Area Zone and not the Countryside Zone
C13	Safeguarding Farmland	No	Site is not farmland
C14	Stewardship in Agriculture	No	Ditto
C15	Diversification of Agriculture	No	Ditto
C16	New Agricultural Buildings and Extensions	No	Ditto
C17	New Dwellings for Agricultural Workers	No	Ditto
C18	Change of Use and/or Conversion of Traditional Farm Buildings	No	Ditto

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
C19	Change of Use and/or Conversion of Modern Farm Buildings	No	Ditto
C20	Redundant Glasshouses	No	Not applicable

Built Environment

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
BE1	St. Helier Urban Character Appraisal	Yes	La Collette is not within the urban townscape of St. Helier town but it is within the built up area boundary as defined by the Town Proposals Map. The proposed facility is within context of the La Collette reclamation area which has industrial / commercial sites.
BE2	Proposals in the Town of St. Helier	Yes	As above
BE3	Town Centre Vitality	No	Not within the Town Centre Area of St. Helier
BE4	Waterfront Development Area	No	Not within the Waterfront Development Area
BE5	Tall Buildings	Yes	The proposed Energy from Waste facility would be a tall building however it would be in context of the La Collette reclamation area. The height is estimated at 35m. The building would be partially screened by landscape bunding.
BE6	Action Areas	No	Just outside of Havre des Pas Action Area
BE7	Settlement Plans	No	Not within a settlement plan area
BE8	Important Open Space	No	Not open space in the context of the policy which refers to green spaces. Not within defined Open Space Area. The nearest Defined Open Space is La Collette Gardens
BE9	Conservation Areas	No	La Collette reclamation area is not within a Conservation Area
BE10	Green Backdrop Zone	No	Not within Green Backdrop Zone
BE11	Shoreline Zone	No	Not within the shoreline zone
BE12	Percent for Art	No	Site not suitable as a general access area for public recreation.
BE13	Frontage Parking	No	Not applicable
BE14	Street Furniture and Materials	No	No street furniture associated with facility other than signing - See G18

Marine Environment

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
M1	Marine Protection Zone	Yes	The proposed Energy from Waste facility is not within the inter-tidal or Marine Protection Zone. See comments in C3. It will however discharge to the Marine Protection Zone under an existing Trade Effluent consent
M2	Coastal Zone Management Strategy	No	This policy refers to the development of a strategy.
M3	Marine Biodiversity	Yes	A coastal Ramsar site lies to the south and east of La Collette reclamation area. The designed drainage systems and pollution control measures are specified within the Environmental Impact Statement. See comments in C3
M4	Shoreline Management	No	Policy refers to the development of a Shoreline Management Plan.
M5	Fishing and Fish Farming	No	Facility not relevant to fishing or its support industry.
M6	Marine Sites of Special Interest	Yes	Policy refers to South East Coast Ramsar site. This policy is dealt with under the provisions of Policy G11. Also see comments on Policy M3 and C3

Housing

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
H1-H14	Housing Policies	No	None

Social and Community

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
SC1-SC11	Social and Healthcare policies	No	None

Industry and Commerce

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
IC1	Provision of Office Accommodation	No	Not applicable.
IC2	Offices in St. Helier Town Centre	No	Ditto
IC3	Offices Outside of St. Helier Town Centre	No	Ditto. This facility is not designed to provide office provision.
IC4	Conversion of Upper Floors of Commercial Buildings for Office Accommodation	No	Not applicable.
IC5	Other Small Scale Office Developments	No	Not applicable
IC6	Businesses Run from Home	No	Not applicable
IC7	Provision of Industrial Land	Yes	Land comprising 21 acres/47 vergéesis designated at La Collette 2 for industry, storage and warehousing. Site footprint falls partially within Site Proposed for Industry
IC8	Protection of Existing Industrial Sites	No	Proposed facility does not fall within designated existing industrial sites or within the area of La Collette 1.
IC9	Proposals for New Industrial Buildings	Yes	The proposed facility is designed to be in accordance with this policy. Pollution and nuisance control measures are specified in the Environmental Impact Statement. Traffic impact is assessed in the Environmental Impact Statement.
IC10	Relocation of Bad Neighbour Uses	Yes	The existing facility at Bellozanne is currently not meeting environmental air quality standards and traffic congestion is causing a nuisance to local residents. A Health Impact Assessment will be carried out as part of the planning process in order to consider community effects.
IC11	Extensions or Alterations to Existing Industrial Buildings	No	Works within the Jersey Electricity Company power station are not included within this planning application as they classed as exempt works under the Island Planning (Exempt Operations) (Jersey) Regulations 2002.
IC12	New Industrial Development in the Countryside	No	Ditto
IC13	Protection and Promotion of St. Helier for Shopping	No	Ditto
IC14	Protection and Promotion of Local	No	Ditto

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
	Shopping Centres		
IC15	Development of Local Shops	No	Ditto
IC16	Development of Evening Economy Uses	No	Ditto
IC17	Food Retailing Proposals	No	Ditto
IC18	Retail Warehouses	No	Not a retailing facility
IC19	Retailing within Industrial Sites	No	Ditto
IC20	Retail Development Outside the Built-up Area	No	Ditto
IC21	Take-away Food Outlets	No	Not applicable
IC22	Beach Kiosks	No	Ditto

Tourism and Recreation

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
TR1	Development of New Tourist Accommodation	No	Not applicable
TR2	Tourist Destination Areas	No	Havre Des Pas is listed as A Tourist Destination Area. Potential nuisance from the site to Havre Des Pas is covered under General Development Policies.
TR3	New or Extended Tourism and Cultural Attractions	No	Not applicable
TR4	Protection of Recreational and Cultural Resources	No	There would be no loss of recreational or cultural facilities due to the proposed facility.
TR5	Development of Recreation Resources	No	This policy is aimed more at sporting facilities and is therefore not applicable to the proposed facility.
TR6	Land for Recreation	Yes	The site of the proposed Energy fromWaste is in the main on land identified within the Island Plan as Land for Recreation. This proposal is addressed at Policy TR6 of the Plan which identifies the site as being part of a larger area that had the potential to provide new recreation facilities. In particular through the approved planning framework for La Collette 2 this larger area was seen as providing the opportunity for a major landscaped feature and public open space along with access to water at all states of the tide and facilities for small leisure craft.

Travel and Transport

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
TT1	Strategic Travel Policy	Yes	A transport assessment is included as part of the Environmental Impact Statement. Junction improvements would be required and form part of the transport assessment. Infrastructure improvements would be to adoptable standard.
TT2	Travel Awareness Campaign	No	Refers to a campaign to alter public modes of travel to reduce congestion. The facility would not affect the campaign.
TT3	Island Route Network	No	Facility does not affect designation of island route network.
TT4	Protection of the Footpath and Cycle Network	Yes	Existing footpath or cycle routes would not be adversely be affected by the proposed facility. See TT10.
TT5	Primary Route Traffic Studies	Yes	Refers to traffic studies for the junction of Commercial Buildings and the A17 and new road construction to facilitate the flow of traffic and improve access at Mount Bingham both close to La

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
			Collette. See comments in TT1.
TT6	Improvement Lines	No	None of the access points to La Collette are designated as improvement lines.
TT7	Town Centre Movement Strategy	No	Not applicable
TT8	Pedestrian Improvement Areas	No	Ditto
TT9	Walking Strategy	No	Ditto
TT10	Cycle Network	Yes	An existing cycle path runs along side the Jersey Electricity Company power station. A cycle lane is being incorporated within the adoptable highway infrastructure improvements within La Collette. The footpath around the perimeter of La Collette as part of the landscaping / recreation proposals would include a cycle lane.
TT11	Cycle Facilities	No	This policy refers to cycle lock up facilities etc. where members of the public have access. There would be no public access to the Energy from Waste facility by cycle due to safety issues of vehicles delivering waste to the facility
TT12	Safe Routes to Schools	No	See comments in TT1
TT13	Public Transport Services	No	Not applicable – unlikely that the Energy from Waste development would generate the need for a bus route, however in the longer term it is probable that future development of the reclamation area would generate sufficient need.
TT14	Bus Priority Corridor	No	Ditto
TT15	Facilities for Bus Passengers	No	Ditto
TT16	Community Transport	No	Ditto
TT17	Transport Centre	No	Ditto
TT18	Relocation of Bus Depots	No	Connex operate a bus depot at La Collette. Access to the depot would not be adversely affected by the proposed Energy from Waste plant. Junction improvements would improve access to the Connex depot.
TT19	Accessibility Audits	Yes	Junction improvements and new highway layout are included as part of the submission. Infrastructure improvements would be to adoptable standards and in line with current guidance for the mobility impaired.
TT20	Shopmobility Centre	No	Not applicable
TT21	Reducing Traffic Pollution	Yes	See comments for TT1. The potential impact of traffic generated by the facility and its impact is assessed in the Environmental Impact Statement
TT22	Travel Plans	No	Travel Plans are required for major developments where the floor area of an industrial building is greater than 5,000 metres squared. Assuming a wall thickness of 200mm the floor area of the BW and Energy from Waste combined is 4947 metres squared and the proposal does not need a Travel

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
			Plan.
TT23	Traffic Calming and Road Safety in Urban Areas	No	Not applicable
TT24	Road Safety in Rural Communities	No	Ditto
TT25	Parking Strategy	No	Not a parking facility therefore not applicable
TT26	Parking Guidelines	Yes	The parking standards are based on areas as defined by a map that does not show any of La Collette 2, however, the worst case scenario would be 1 space per managerial staff with 1 space for every 2 other members of staff plus 10% visitor parking
TT27	Provision of Public Parking Space	No	Ditto
TT28	Private Car Parks	No	Ditto
TT29	Parking for the Disabled	Yes	A disabled parking space will be provided.
TT30	Commuted Payment in Lieu of Parking	No	Not applicable the development meets TT26
TT31	Proposals for New Car Parks outside St. Helier	No	Not a car park
TT32	Operational Development at Jersey Airport	No	Not applicable
TT33	Aircraft Noise Zones	No	Ditto
TT34	Airport Public Safety Zone	No	Ditto
TT35	Jersey Harbour Operational Area	No	Not within the Jersey Harbour Area but see policy TT36
TT36	St. Helier Waterfront, Harbour and La Collette Related Traffic	Yes	Not within the Jersey Harbour Operational Area. A traffic assessment has been carried out for the proposed waste facilities arising out of the Waste Strategy including the use of La Collette. This is presented within the Environmental Impact Statement.

Natural Resources and Utilities

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
NR1	Protection of Water Resources	Yes	This includes coastal waters surrounding La Collette. Engineered drainage systems and pollution control measures would be incorporated into the design of the facility. These are outlined in the Environmental Impact Statement.
NR2	Foul Sewerage Facilities	Yes	This proposed facility would use the foul sewerage network served by Bellozanne. Discharge to foul sewer would be controlled by Trade Effluent Consent.
NR3	Water Conservation	Yes	Development proposals will be encouraged to incorporate water conservation and management measures to conserve the Island's water resources. The feasibility of utilising clean roof water will be considered during the detailed design stage
NR4	Renewable Energy Proposals	No	This facility is a renewable energy scheme. It is re use of a disposed waste. There are wider implications but these are captured in the EIS.
NR5	Energy Efficiency	Yes	The building would not be heated. Only the control room would possibly have heating provided.
NR6	New or Extended Mineral Workings	No	Not applicable
NR7	Use of Planning Conditions on Mineral Workings	No	Ditto
NR8	Use of Legal Agreements	No	Ditto
NR9	Secondary Aggregates	No	Not applicable. This scheme does not produce secondary aggregates. However the scheme does produce a cut volume of approximately 1,500 cubic metres and a need for approximately 30,000 cubic metres of landscaping fill that could be provided by the disposal of inert waste from the nearby aggregate recycling operations.
NR10	New Off-Loading Facilities for Imported Aggregates	No	Not applicable
NR11	Utilities	No	This scheme is not a new facility for a utility company.
NR12	Telecommunications Masts	No	Not applicable. This facility would not have a telecommunications mast.
NR13	Safety Zones for Hazardous Installations	Yes	Site falls within the safety zone for the La Collette fuel farm (consortium made up Jersey Gas, Shell, Total and Esso Mobil). Consultations have been carried out with the Health & Safety Officer, Fire Chief, the Emergency Planning Officer and the Port Energy Group for a Major Hazard Assessment.

Waste Management

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
WM1	Waste Minimisation and Recycling	Yes	This facility arises out of the Solid Waste Strategy (2005) – Changing the way we look at waste. This facility is an energy recovery facility from waste and therefore is in compliance with the policy.
WM2	Construction and Demolition Wastes Plan	Yes	No buildings would be demolished in order to construct this facility. There would be some inert waste from excavations for foundations which either would be reused on site or deposited in the La Collette Phase reclamation area. This development would not generate a significant amount of waste and would not therefore require a Waste Management Plan as specified by the policy.
WM3	New and Expanded Waste Management Facilities	Yes	This proposed new waste management facility is submitted for planning approval and is accompanied by a full Environmental Impact Statement in accordance with policy G5. Potential impact from pollution and nuisance is assessed within the Environmental Impact Statement and the design would incorporate measures to mitigate these. Design measures and Operational practices would be specified within the Site Working Plan in accordance with the site Licence Conditions.
WM4	Safeguarded Waste Site	Yes	This refers to Bellozanne as a safeguarded site for redevelopment of the incinerator however the favoured option for the site is La Collette Phase 2 Reclamation.
WM5	Land Reclamation and Landfill Sites	No	Policy refers to landfill at La Gigoulande Quarry and to landfill reclamation sites elsewhere on Jersey (other than La Gigoulande and La Collette). La Collette is still referred to as a potential landfill area and although not specifically identified for ash disposal the policy seems to leave the option available.
WM6	Restoration of Land Reclamation and Landfill Sites	Yes	This facility is not a new land reclamation or landfill site. The proposed facility would include proposed landscaping plans for the La Collette area