

Outcomes Report from Issues and Options: Additional Sites Consultation

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Contents

Introduction

1 Introduction

1 Introduction

Introduction

1.1 This report sets out the results of the six-week consultation on the Joint Waste Development Plan Document (JWDPD) Stage Two Issues and Options: Additional Sites Report from here on referred to as the 'Report'. It sets out the nature of responses received and how those responses will be used to inform future stages of the JWDPD.

Background

1.2 The Report was issued for public consultation from the Friday 31st July to Friday 11th September 2009 and was made available both online and at deposit points throughout Greater Manchester in line with the Statements of Community Involvement of the 10 Local Authorities. Consultees were able to respond online using the Limehouse Consultation system or by written response.

1.3 A total of nine additional sites were nominated to be considered for their potential suitability for built facilities, and three additional sites were nominated to be considered for potential suitability for residual waste disposal. Comments received during the additional sites consultation have been considered and, where necessary, the sites will be re-assessed based on comments received.

1.4 There was a total of 3 responses received from individuals and 18 responses from organisations as a result of this consultation. The organisations which responded are as follows:

- Ramblers Association (Manchester and High Peak Area)
- Civil Aviation Authority (CAA)
- Manchester Airport
- English Heritage
- Target Follow
- North West Development Agency (NWDA)
- Greater Manchester Chamber of Commerce
- Rixton with Glazebrook Parish Council
- Bury Metropolitan Borough Council
- Enzygo Limited
- Environment Agency
- National Grid
- Natural England
- Salford City Council
- Wigan Council
- Bury Council
- Oldham Council
- Mosaic Planning (on behalf of Stevenor Investments)
- Network Rail

Responses to Issues

2 Responses to Issues

2 Responses to Issues

2.1 The following section sets out the Questions made available for public comment, a summary of the responses received and recommendations for dealing with them.

2.2 A summary of the Sustainability Appraisal findings for each Option have been set out where these are available. In some cases, where direct questions were asked as part of the consultation, it was not possible to appraise the range of unknown potential responses prior to consultation. At the next stage of consultation, the Preferred Option stage, the overall approach taken will be subject to Sustainability Appraisal. So where responses received through consultation here are used to inform the Preferred Option approach it will receive assessment at that stage.

Built Waste Management Facilities - Additional Sites

Question 1

2.3 Do you think that the sites put forward in this document as potentially suitable for built waste management facilities are acceptable? (Please state the reasons why you do or do not consider them to be acceptable)

Table 1 Responses to Question 1

Response received	Outcome	Respondents
Representation made regarding acceptability of specific site/area	13	The Ramblers Association, Salford City Council, Natural England, Mosaic Planning, Manchester Airport, English Heritage, North West Development Agency, Greater Manchester Chamber of Commerce, Enzygo Limited, Environment Agency, National Grid, and 2 individuals.

2.4 The comments relating to specific additional sites for built facilities are set out in Table 2 'Built Waste Management Site Representations' below.

Responses to Issues

Table 2 Built Waste Management Site Representations

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
SL11	Mitchell Shackleton	<p>Manchester Airport- Site is located close to 13km radius from airport</p> <p>Greater Manchester Chamber of Commerce - In need of major investment and would benefit from a range of waste management facilities</p> <p>Site appears to be appropriately located for the nature of any potential facility</p> <p>Environment Agency - Site is within Flood Zone 1 (low risk), however, due to the size of the development site (4 Ha) a site specific Flood Risk Assessment (FRA) should be prepared as per PPS25.</p> <p>Salford City Council - It will be important that the conclusions of the forthcoming Eccles masterplanning work are taken into account as the Joint Waste Plan progresses. More housing may be planned within 50-100m of the site.</p>	N	<p>The points raised within the representations have been noted. Following the publication of the Additional Sites Report, a meeting with the landowner revealed significant interest from a waste operator in bringing a specific proposal forward on this site.</p> <p>It is likely that the range of issues raised can be over come through mitigation measures and should the site be included as an allocation these issues would be dealt with through the Development Management process.</p> <p>The site will remain for further consideration through the Preferred Option development process.</p>

2 Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
		<p>The SA did not take into account the rail line crossing Green Lane. This restricts vehicle heights to 4.1m, leaving the only other route to the site to pass through Monton Village and Monton Green Conservation Area.</p> <p>The Sustainability Appraisal recognises that the site lies in close proximity to the Bridgewater Canal Site of Biological Importance which lies immediately to the west of the Mitchell Shackleton site.</p>		
SL12	Ashtons Field	<p>North West Regional Development Agency - It is part of the National Coalfields Programme of the Homes and Communities Agency (formerly English Partnerships). Only 20% of whole area in NWDA ownership can be developed for an enclosed Construction & Demolition facility. An operator has been engaged to run such a facility.</p>	N	<p>The points raised within the representations have been noted. During the Additional Sites consultation information regarding the landowners' plans for site came to light, along with the contract with an operator. As the site is likely to be suitable for enclosed waste facilities, and the fact that the range of issues raised can be over come through mitigation measures, the site will remain for further consideration through the Preferred Option development process.</p>

Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
		<p>Site appears to be appropriately located for the nature of any potential facility.</p> <p>Environment Agency - Site is within Flood Zone 1 (low risk), however, due to the size of the development site (4 Ha) a site specific Flood Risk Assessment (FRA) should be prepared as per PPS25.</p> <p>Salford City Council wishes to raise significant concerns with regard to the suitability of this site for built waste management facilities, as such a use could have serious implications for residential amenity given the close proximity of housing and the travelling showperson's site. Should this site emerge as a potential waste allocation within the Joint Waste Plan, any such site allocation policy should be heavily caveated so as to ensure that any such impacts are adequately mitigated.</p>		

2 Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
TA3a	Shepley Industrial Estate North	<p>Enzygo Limited - The site is suitable for any waste management facility including thermal treatment.</p> <p>Environment Agency - We would expect that the river Tame's, riparian wildlife corridor is retained and enhanced as part of this development.</p> <p>Environment Agency - Site lies within Flood Zone 2. These types of developments are considered appropriate in Flood Zone 2 and should be accompanied by a Flood Risk Assessment (FRA).</p>	N	<p>The points raised within the representations have been noted. It is likely that the issues relating to flooding and the river Tame's wildlife corridor can be overcome through mitigation measures and should the site be included as an allocation these issues would be dealt with through the Development Management process.</p> <p>The site will remain for further consideration through the Preferred Option development process.</p>
TR8a	Land Adjacent to Tank Farm Chemical Treatment Works, Nash Road	<p>Manchester Airport - Site is located close to 13km radius from airport</p> <p>Greater Manchester Chamber of Commerce - Close to sources of waste and complimentary waste management facilities and could utilise ship canal.</p>	N	<p>The points raised within the representations have been noted. It is likely that the range of issues raised can be overcome through mitigation measures. Should the site be included as an allocation these issues would be dealt with through a combination of policies within the Waste Plan and the Development Management process.</p>

Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
		<p>Environment Agency - It may be inappropriate to have a waste facility next to a COMAH site due to fire risk. However the site is within a solely industrial area and would not cause nuisance to residential areas, nor would access to the site be through residential areas.</p> <p>Environment Agency - Site is within Flood Zone 1 (low risk), however, due to the size of the development site (2 Ha) a site specific Flood Risk Assessment (FRA) should be prepared as per PPS25.</p>		<p>The site will remain for further consideration through the Preferred Option development process.</p>
TR16	Carrington Vehicle Storage Site, Carrington	<p>Manchester Airport - Site is located within the 13km radius of the Airport.</p> <p>Surrounding industrial uses and need for employment opportunities make this a highly suitable area.</p> <p>Environment Agency - Site lies within Flood Zone 2. These types of developments are considered</p>	N	<p>The points raised within the representations have been noted. The comments are mainly positive and support the inclusion of this site within the Waste Plan. Should the site be included as an allocation any issues requiring mitigation would be dealt with through a combination of policies within the Waste Plan and the Development Management process.</p>

Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
		<p>appropriate in Flood Zone 2 and should be accompanied by a Flood Risk Assessment (FRA) in accordance with PPS 25.</p> <p>It is National Grid policy to seek to retain our existing overhead lines in-situ because of the strategic nature of our national network. Future site developers should be aware of this.</p> <p>Stevenor Investments - The siting of advanced and innovative waste treatment technologies on the site would exploit a unique situation, providing an economic driver to the benefit of the regeneration of Carrington and the nearby residential area of Partington, which continue to be prioritised as strategic objectives in the Trafford Core Strategy Preferred Option.</p>		<p>The site will remain for further consideration through the Preferred Option development process.</p>
W18	Ince in Makerfield Waste	English Heritage - To the north of site W18 lies the grade II listed buildings of Westwood Gardens	N	In line with the proposals to remove all sites awarded a Band D through the

Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
	Water Treatment Works	<p>House and Westwood Hall and attached cottage.</p> <p>Greater Manchester Chamber of Commerce - Poor access and environmental and wildlife considerations make this site unsuitable.</p> <p>The bottom section of the site is within Pearsons Flash Site of Biological Importance and supports a range of protected species.</p> <p>Environment Agency - The site is bisected by Ince Brook.</p> <p>The Environment Agency would require a minimum 8m undeveloped buffer strip between top of the bank of the watercourse and any aspect of the development.</p> <p>Environment Agency - Adjoining land is within Flood Zone 3. Any proposals would need to be supported by a FRA in accordance with PPS25.</p>		Sustainability Appraisal process, this site will be removed from further consideration.

2 Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
W19	Tyldesley Waste Water Treatment Works	<p>Site is close to Bryn Marsh and Ince Moss Site of Special Scientific Interest.</p> <p>HGV's will have negative impact on Astley Village.</p> <p>English Heritage - Site is Immediately adjacent to the Scheduled Monument of Morley's Hall moated site, the grade II* listed Morley's Hall and the grade II listed Morley's Hall Barn.</p> <p>Site is within the Green Belt</p> <p>Greater Manchester Chamber of Commerce - Environmental and wildlife considerations make this site unsuitable.</p> <p>Natural England - Would result in loss of agricultural land within an area of mossland habitats.</p>	N	In line with the proposals to remove all sites awarded a Band D through the Sustainability Appraisal process, this site will be removed from further consideration.
W20	Land Adjacent to Gibfield	<p>Greater Manchester Chamber of Commerce - The site benefits from a supportive planning framework. Possible</p>	N	The points raised within the representations have been noted. Should the site be included as an allocation any issues

Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
	Park Avenue	<p>impacts on traffic congestion are unclear. The apparent isolation of this site from other complimentary facilities and alternative transport would limit the economic and environmental benefits associated with the development of waste management facilities at this location.</p> <p>The site is also adjacent to, or possibly within the Wetlands, Grasslands and Scrub at Colliery Lane Site of Biological Importance.</p> <p>Environment Agency - Site is within Flood Zone 1 (low risk), however, due to the size of the development site (2.8 Ha) a site specific Flood Risk Assessment (FRA) should be prepared as per PPS25.</p>		<p>requiring mitigation would be dealt with through a combination of policies within the Waste Plan and the Development Management process.</p> <p>The site will remain for further consideration through the Preferred Option development process.</p>

2 Responses to Issues

Response

2.5 The representations received on the sites included in Additional Sites consultation will be dealt with as set out in Table 2 'Built Waste Management Site Representations'. It is recognised that there are likely to be specific issues for each of the sites which are being retained for consideration at the Preferred Option stage. These will need to be overcome prior to their allocation in the final Waste Plan, where possible these will be considered in the development of the Preferred Option stage and beyond through consultation with landowners and site operators. A list of preferred sites will be included within the Preferred Option Report. This list will be generated with consideration to the specific issues raised through the Issues and Options consultation stages, in line with the recommendations made in the table above and the corresponding Sustainability Appraisal for each site or area.

Residual Waste Disposal Facilities - Additional Sites

Question 2

2.6 Do you think that the sites put forward in this document as potentially suitable for residual waste disposal facilities are acceptable? (Please state the reasons why you do or do not consider them to be acceptable)

Table 3 Responses to Question 2

Response received	Outcome	Respondents
Representation made regarding acceptability of specific site/area	9	The Ramblers Association, Bury Council, Wigan Council, Greater Manchester Chamber of Commerce, English Heritage, Environment Agency, Salford City Council, and 2 individuals

2.7 The comments relating to specific additional sites for residual waste disposal facilities are set out in Table 4 'Residual waste disposal site representations' below.

Responses to Issues

Table 4 Residual waste disposal site representations

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
BU11	Pilsworth North Quarry and Landfill	<p>Bury Council - Any additional landfilling which may come forward in this area should be carefully controlled to ensure that imported materials are of a non-hazardous/inert nature and that restoration, finished levels and after-use treatment are in-keeping with the Special Landscape character of the surrounding area.</p> <p>Greater Manchester Chamber of Commerce - It is of importance that any assessment of potential for each of these sites takes into account whether or not their ability for use as quarries has been exhausted</p> <p>Environment Agency - The proposed site is currently shown to lie within Flood Zone 1, according to the Environment Agency's Flood (Zone) Map and is therefore considered to be at low risk of flooding. However,</p>	N	<p>The points raised within the representations have been noted. Should the site be included as an allocation any issues requiring mitigation would be dealt with through a combination of policies within the Waste Plan and the Development Management process.</p> <p>The site will remain for further consideration through the Preferred Option development process.</p>

2 Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
		due to the size of the development site (14.6 Ha) a site specific Flood Risk Assessment (FRA) should be prepared as per PPS25.		
BU12	Pilsworth South Quarry and Landfill	<p>Bury Council - Any additional landfilling/landraising which may come forward in this area should be carefully controlled to ensure that imported materials are of a non-hazardous/inert nature and that restoration, finished levels and after-use treatment are in-keeping with the Special Landscape character of the surrounding area.</p> <p>Greater Manchester Chamber of Commerce - It is of importance that any assessment of potential for each of these sites takes into account whether or not their ability for use as quarries has been exhausted</p>		<p>The points raised within the representations have been noted. Should the site be included as an allocation any issues requiring mitigation would be dealt with through a combination of policies within the Waste Plan and the Development Management process.</p> <p>The site will remain for further consideration through the Preferred Option development process.</p>

Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
		Environment Agency - This proposed site is currently shown to lie within Flood Zone 1, according to the Environment Agency's Flood (Zone) Map and is therefore considered to be at low risk of flooding. However, due to the size of the development site (19 Ha) a site specific Flood Risk Assessment (FRA) should be prepared as per PPS25.		
W21	Whitehead Landfill	Salford CC - A key impact with regard to the suitability of this site for vertical extension through tipping would be the impact on the openness of the Green Belt in this location, as the proposal would involve further land-raise. We note that Viridor Limited have not provided details of the level of the proposed height increase at this stage. Planning Policy Guidance 2: Green Belts states that there is a general presumption against	N	It is clear from the representations received that there are significant issues pertaining to the expansion of this landfill site. However there is an urgent requirement for non hazardous waste disposal sites across Greater Manchester, and this site represents one of the few potentially viable opportunities for such development. This site

Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
		<p>inappropriate development within the Green Belt except in very special circumstances.</p> <p>Salford CC - The city council also wishes to highlight concerns in relation to the potential impact on the adjacent Bridgewater Canal which lies to the north of the site. The Bridgewater Canal is an identified Site of Biological Importance, reflecting the priority habitat of the canal corridor and is afforded protection in this regard via Policy EN8 of the City of Salford Unitary Development Plan (2006).</p> <p>Individuals - May be unsuitable due to wildlife interest. Astley Village experience odours from the existing landfill. Noise and pollution - noise from the burners and machinery</p>		<p>will therefore be retained for consideration through the Preferred Option consultation which will allow for the issue raised to be explored more fully. If this exploration does not reveal satisfactory reasons for the inclusion of the site as an allocation within the Waste Plan it will be removed.</p> <p>Form of wording to be included here which recognises the issues raised but as a result of the need for such disposal facilities enables the retention of the site for PO consultation.</p>

Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
		<p>Environment Agency have issued various warnings and enforcement notices whilst the tip has been operating.</p> <p>Continued HGV's passing through Astley Village will impact amenity</p> <p>Wigan Council - Should be rated as a Band D site – “One which is unsuitable for waste purposes due to many significant problems and issues” – due to the cumulative effect of further raising the height and extent of the landform to the detriment of the environmental quality of the area.</p> <p>English Heritage - Site lies to the south of the Scheduled Monument and grade II listed buildings of</p> <p>Astley Green Colliery engine house and headgear. Will there be any impact on the</p>		

Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
		<p>setting of these heritage assets.</p> <p>Greater Manchester Chamber of Commerce - It is of importance that any assessment of potential for each of these sites takes into account whether or not their ability for use as quarries has been exhausted</p> <p>Environment Agency - This site is located above the Sherwood sandstone formation which is in major aquifer, there is a superficial deposits of till at the site which is estimated to be reasonable thickness. The site is located very close to SPZ and area B of the site is actually partially within SPZ three.</p> <p>Environment Agency - Parts of this site that adjoin Whitehead Brook on the south and eastern boundary are within flood zone 3 and is therefore considered to be at high risk. Landfill</p>		

Responses to Issues

Site Reference	Site Name	Representation	Site to be re-appraised? (Y/N)	Commentary
		<p>sites are considered a 'more vulnerable' use in PPS25 Table D2 and will only be permitted in Flood Zone 3 if the Exception Test is passed. Any proposals would need to be supported by a FRA in accordance with PPS25.</p> <p>Environment Agency - Whitehead Brook is a designated "Main River" and is subject to Byelaw Control. In particular, no works may take place within 8 metres from the bank top of the watercourse without the prior consent of the Environment Agency.</p>		

2 Responses to Issues

General Comments

2.8 Oldham Council expressed its concern that proposals were put forward for the inclusion of yet further sites following the approval for consultation of the present set of sites by the Joint Committee. The view of the Council is that the 'Call for Sites' exercises linked to the widespread public consultation campaigns which have already taken place have given sufficient time for all suitable sites to have been brought forward and to have been subject to full public and political scrutiny.

Response

2.9 Issues and Options consultation and the 6 'call for sites' which have been carried out have been extremely useful in ensuring that all sites included to date have been subject to full public and political scrutiny. These processes have been so effective in engaging the waste industry and landowners with the Waste Plan that they have triggered the submission of additional sites for our consideration. In line with the processes adopted for publicising the Waste Plan it is necessary to allow a full public and political scrutiny of all sites suggested for inclusion. Therefore following the assessment and evaluation of these additional sites it has been necessary to make them available for public consultation, through the Additional Sites Report, in advance of the Preferred Option stage.

2.10 The representations received on the residual waste disposal sites will be dealt with as set out in Table 4 'Residual waste disposal site representations'. A list of preferred sites for residual waste disposal will be included within the Preferred Option Report. This list will be generated with consideration to the specific issues raised through the Issues and Options consultation stages, the recommendations made in the table above and the corresponding Sustainability Appraisal for each site.

New sites submitted during this consultation

Rugby Mill Site together with Casey Group Site (by Targetfollow) and two rail sidings at Springs Branch in Wigan and Castleton Yard (by Network Rail).

Response

2.11 Rail sidings are an important element of infrastructure and can contribute to the sustainable transportation of waste, however they can also be valuable for the transportation of a large number of other types of materials and it is not appropriate for these uses to be precluded. Therefore the Waste Plan will not include the allocation of rail sidings for the exclusive use of waste transport.

2.12 In line with the site appraisal process adopted for all sites considered throughout Issues and Options, the Rugby Mill site in Oldham is to be subjected to a desk based assessment, site visit and Sustainability Appraisal. The site will appear within a dedicated section of the Preferred Option Report, not as part of the preferred sites identified, but rather to enable public consultation on this new site. Following

Responses to Issues

Preferred Option consultation in 2010, any representations received in relation to this site will be reported on within an outcomes report, along with a final decision on whether this site will be included in the Publication stage in winter 2010.

2 Responses to Issues

Next Steps

3 Next Steps

3 Next Steps

3.1 The results of the Issues and Options consultations, the outcomes of the stakeholder events held during March and October 2008, and September 2009 and the results of the Sustainability Appraisal, along with all the evidence base information such as the Needs Assessment will be used to inform the preparation of Preferred Options for the JWDPD. Consultation on Preferred Options will take place between Friday 13th November 2009 and Friday 8th January 2010.