

**GREATER MANCHESTER JOINT WASTE DEVELOPMENT PLAN  
DOCUMENT**

*following Summary of Publication Representations and GMGU  
responses*

*1st November– 13th December 2010*

*Representations on RD6 Mandale Park, Rochdale and response from GMGU  
The following representations have been received:*

- 1. MsSusanBirmingham (494363)*
- 2. Mr. Kevin Sartain, Headmaster of Beech House School (31587)*
- 6. Mr. Stanley Castleton, Deployment Ltd (494996)*

**Respondent 1 refers to Sue Birmingham, Respondent 2 Kevin Sartain  
and Respondent 6 Stanley Castleton**

**NOTE:** The GMGU summary of the representations does not fully match the  
representations made on the Publication Stage Representation Forms.

Some of the respondents points are omitted in the GMGU Response section.

**Matter 1.**

**Legal Issues including effective engagement of all interested parties.**

The respondents 1, 2 and 6 are resolute that there has been no effective  
engagement of all interested parties.

*Consultation:8.4 In addition, adverts were placed in the Manchester  
Evening News at each stage of consultation as well as local press  
releases being issued to make people aware of the plan process (see  
tables 1-5 below which detail communication/consultation activities  
which have taken place in Rochdale). And in line with the CS, paper  
copies of documents were made available at deposit points across each  
of the ten districts as well as on line through dedicated Waste Plan  
website (this also had links from each of the districts Local Development  
Framework pages).*

**Respondents and local residents they represent actively looked for  
Waste Management documents – visiting and asking at the local library,  
visiting the planning office. Librarians and Planners did not know where  
to find access to documents about the waste plans.**

*8.6 - Elected Members were also made aware of the process of sites to  
be identified and included within the Waste Plan from 2007 onwards  
when this process began. This also involved informing Members of the  
sites to be considered in their areas and a local briefing open to all  
members of the Council. This list of sites was approved by the Joint  
Committee for public consultation, and all Members in Rochdale were  
informed of the full list of sites which included Mandale Park. A further*

*specific meeting with Members was held in August 2010 to which all Members were invited, and Rochdale Full Council was also made aware of this through its approval of the Publication DPD.*

**Respondent 1 contacted local elected members for information.**

**Dear Sue,**

**I will be opposing this plan as will the Labour Group in council.**

**Best wishes**

**Jim Dobbin MP 22<sup>nd</sup> Nov 2010**

**The Agenda and draft minutes of Rochdale Township Committee are available to all interested parties. The minutes of Wed 25<sup>th</sup> May 2011 state:**

**(b) Waste Treatment Plant at Mandale Park**

The Township received a question from Mr Dan Hall, on behalf of the Brimrod and Sudden Tenants Association, who commented on what was in his opinion an inadequate consultation exercise on the proposal to build a waste treatment plant at Mandale Park, Rochdale. A reply from the Service Director of Planning and Regulation Services stated that there was no plan to construct a waste treatment plant on Mandale Park. The Greater Manchester Waste Plan which was to be considered in June 2011 at a public enquiry had suggested that over the next fifteen years certain types of facilities could be allowed to be located in the Sparth area of Rochdale, but no specific sites were allocated for any development. Members of the Township discussed this matter in some detail and Councillors contributing to the debate concurred with the views expressed by Mr Hall insofar as they considered the consultation exercise to be flawed. Councillor Duckworth read out a prepared statement which bemoaned the perceived lack of consultation and reiterated the opposition of residents and Ward Councillors to the development of a waste treatment plant at Mandale Park, Rochdale.

**DECIDED – That the Township Committee support Councillor Duckworth’s statement.**

*8.7 A meeting was held between officers and residents groups at the start of the publication stage on 18 November to explain the proposals in the plan, the process through examination to adoption and to respond to local concerns. This was also intended to assist residents in preparing clear and informed representations. The Residents’ Forums*

*were also supplied with their own hard copy of the Waste Plan Publication documents.*

**Respondents 1,2 and 6 were invited by Local Councillor Ian Duckworth. The meeting was a reaction rather than consultation.**

*8.9 Finally it is uncertain what alternative location the representees propose. At the public meeting in November one alternative site at 'Kings Way' was suggested by attendees, however this location had previously been considered and removed for the following reasons:*

- High end industrial area, layout and appearance more suitable for high end industrial uses only;*
- Surrounded by residential landuses; and*
- Not suitable for all types of waste development, especially open facilities.*

**Mandale Park is also surrounded by residential landuses AND a hospital, AND a school that leases and uses parts of the park for it's sports fields AND flats that house recent migrants including families with no gardens.**

*9.1 The Waste Plan is available in other languages upon request, this is clearly set out on the inside cover of every consultation document at every stage of the Plan process, therefore this requirement has been met. In addition an Equalities Impact Assessment was also undertaken on the Plan and it found no negative impacts (see background evidence documents for detail).*

**Access to such documents was not easy for residents whose first language is English. Respondents and local residents they represent actively looked for Waste Management documents – visiting and asking at the local library, visiting the planning office. Librarians and Planners did not know where to find access to documents about the waste plans. For residents who have EAL, needed to track down the documents, then find the offer for translation within the document. Not a good example of open consultation.**

*10.1 Rochdale MBC Planning Department has investigated the details of the current lease of a small area of Mandale Park to Beech House School. The lease has 15 years left to run, at which point the land reverts back to the Local Authority's ownership. However, to protect this land for future use by the school, should they wish to secure this for continued use, amendments to the boundary of the site have been submitted as a minor change to the published Waste Plan, to remove this part of Mandale Park without affecting the viability of the allocation as a waste use.*

**Local residents attending the Sparth Forum in May 2011 were shocked to discover that their land that borders the park was shaded in the area for Waste Management uses. Further evidence of the lack of consultation for all interested parties. The residents concerns were not**

**fully allayed they were told that areas can be shaded over homes.**

*11.1 A number of representations are concerned about where a new access to the park would be created. A previous scheme had looked at this from the junction on the A58 adjacent to the school; however this was not done in connection with any proposal for a waste development, and as no application has been put forward there is currently no agreed access to Mandale Park at the point raising concern.*

**Respondents 1,2 and 6 are aware there is no application at present. The plan as it stands with the park shaded up to the A58 provides the opportunity for a road to be considered. WE are resolute that no road should be placed between the hospital and the school.**

*12.2 Mandale Park has been assessed as an area allocation likely to be suitable for a range of waste management facilities as indicated in Table 10 p59 of the Waste Plan. This does not mean that all these facilities will be developed and does not state which parts of the park would be developed for such uses. The industrial area to the north of the site has existing waste uses and as such land adjacent to this could be developed within the area allocated. There are currently no applications in to redevelop the park for waste uses and there is no suggestion that the whole area allocated would need to be developed. However it is noted that if the whole site was to be developed then new access arrangement would be required and this could be from Manchester Road.*

**Respondents 1,2 and 6 are aware there is no application at present. The plan as it stands with the park shaded up to the A58 provides the opportunity for a road to be considered. WE are resolute that no road should be placed between the hospital and the school.**

*11.2 In addition, no specific proposal has been put forward for redevelopment of this area for waste use, but in principal the idea was accepted by the authority for the area (ie, Mandale Park and the substantial adjoining employment zone) to be identified in the Publication DPD in recognition of its potential to accommodate built waste facilities. The Authority will investigate the scale of development appropriate for waste facilities through its Site Allocations DPD . This can identify specific sites, the development principles and requirements to be applied and it can do that in the context of an overall approach for the future development and improvement of the Sparth area.*

**Respondents 1, 2 and 6 believe the redevelopment and regeneration of Sparth is a separate planning issue and should not be confused with the future of Mandale Park.**

*Evidence: Rochdale MBC Consultation on Waste Plan*

**Below are all respondents 1,2 and 6 could find from Rochdale Online**

**Prior to 2<sup>nd</sup> November 2011 there is NO evidence for residents and all interested Parties that Mandale Park had been considered.**

**Mandale Park identified as waste management site**

Date published: 02 November 2010

Mandale Park in Rochdale is one of many areas identified by AGMA (the Association of Greater Manchester Authorities) as a waste management site. The ten Greater Manchester Authorities, which includes Rochdale, are working together to produce a waste plan. Household waste accounts for just 25% of all waste produced in Greater Manchester and facilities to treat this waste are already provided. One of the objectives of the waste plan is to identify places where new waste treatment and disposal facilities can be located to manage the remaining 75% of remaining waste. Mandale Park is one of 33 locations identified within the Greater Manchester Waste Plan Publication Development Plan Document as suitable for the development of waste management facilities. It is one of three identified specifically as suitable for waste facilities within the borough as a whole (the other two are at Rhodes Business Park, Middleton and within an existing employment area at Heap Bridge, Heywood) although some facilities may be appropriate within existing employment areas. The Mandale Park location covers some 24 hectares and includes the adjoining existing employment premises on Corporation Road. A spokesperson said: "The waste plan is saying that this area has potential to accommodate high-end waste management facilities including anaerobic digestion and in-vessel composting subject to neighboring uses and residential amenity. Other types of waste facility such as open air waste facilities, open windrow composting, conventional thermal treatment, and advanced thermal treatment are identified by the plan as unlikely to be suitable due to potential adverse impacts on surrounding uses.

"This approach has been informed by a sustainability appraisal of the sites which looks at potential impact on the environment (e.g., loss of habitats, relationship with the Roch Flood plain, noise, smells etc. impacting on residents, etc).

"A pre-requisite of any significant development of waste management facilities would be the construction of a new access to Manchester Road. This would function as an alternative access for existing and future industrial traffic diverting traffic away from the residential part of Sparth Bottoms, e.g. Norman Road and would therefore vastly improve the local housing environment. Another proviso would be to ensure that any development on Mandale Park retains some high quality open space. This could be achieved by setting buildings within a high quality landscape setting with improved routes for pedestrians and cyclists. "There is no firm proposal to build new waste facilities in the area at present. If the location is retained in the

final adopted waste plan a planning application would be considered against the policies of the waste plan and the Council's Local Development Framework. These policies can be used to ensure that only appropriate uses are permitted in the right places, that potential environmental impacts are mitigated, that design and layout are acceptable and that satisfactory access arrangements are in place and that the scheme incorporates the retention of open space."

Save Spodden Valley Campaign Jason Addy feels that the public are last to know. He said: "Mandale Park, a site once exceedingly controversial with the local community, is being considered again for a waste site. □□"This is within a few hundred metres of the dead centre of Rochdale. □□"It is very close to residential, business, shopping, education and green space. Over the past 30 years the Mandale Park site has had extensive work (with the co-operation of local communities) to create an urban green space. This appears to be threatened. It may be trite to suggest that waste disposal plants always seem to be constructed close to poorer communities. □□"I raise this not as a 'nimby' issue or as some form of 'uninformed scaremongering'. As a society we consume and dispose of waste, something has to be done with it. My main gripe is that, as with so many previous 'public consultations', the public appear to be the last to find out about the decisions being made on their behalf." □□Greater Manchester Waste Development said that they have complied with all the regulations they have to with regards to consultation and that Mandale Park has been in at least three of the consultations they have carried out since 2006. □□Full details of the current stage of the plan can be found at [www.gmwastedpd.co.uk](http://www.gmwastedpd.co.uk) □ There is an opportunity to comment on the plan between 1 November and 13 December.

## Joint Waste Development Plan

Date published: 11 September 2006

Rochdale, part of a growing and vibrant sub region, Greater Manchester, needs to ensure that current and future development requirements are sustainable. Managing the waste generated in Greater Manchester poses a significant challenge and the planning system has a vital role to play in this. The ten planning authorities in Greater Manchester, including Rochdale, have agreed to produce a Joint Waste Development Plan Document (JWDPD) that will provide a sound and sustainable framework for the provision of waste management facilities in Greater Manchester. The document will cover land use planning matters in relation to waste management and will identify land for a range of waste facilities together with a set of clear policies to assist in the determination of planning applications by individual authorities. If you would like to be involved in the consultation process on the preparation of the plan, which is scheduled for

Autumn 2006, please call 0161 275 0180 or email: [planningteam@gmwastedpd.co.uk](mailto:planningteam@gmwastedpd.co.uk)

□ Reporter: Aisha Iqbal □ Date online: 05 August 2009

Greater Manchester Waste Disposal Authority (GMWDA) working in partnership with nine of the Greater Manchester districts and Viridor Laing Greater Manchester (VLGM) Limited has had success with securing planning applications for reconstruction and redevelopment of 23 sites for 36 facilities across Greater Manchester. □□ This success forms part of their recently signed 25 year waste and recycling contract, the largest in Western Europe, to provide new and improved facilities in Manchester and the surrounding regions, including Rochdale. □□ The first application was applied for in 2007 with the final application being granted in May. Securing planning applications has enabled on site work to start immediately and maintain the construction programme. □□ Planning approvals were applied for a range of facilities to bring the latest technology to Greater Manchester. The technology being constructed consists of: □□ Six Transfer Loading Stations will receive both recyclable and non recyclable waste from local collections, ready to be sent on for reprocessing. □□ Two Green Waste Shredding Facilities will shred green waste and prepare it for efficient transport to a composting facility, helping Greater Manchester divert more of its waste from landfill. □□ Four In-Vessel Composting facilities to treat garden and kitchen waste. □□ One Materials Recovery Facility to sort kerbside collected recyclable materials. □□ 17 Household Waste Recycling Centres (HWRCs), there will be major overhaul of the current network of HWRCs including proposed new sites and modernised facilities. □□ Five Mechanical Biological Treatment, with Anaerobic Digestion facilities, for dry recyclable materials will help Greater Manchester generate green energy and divert more waste from landfill. □□ One Thermal Power Station, residual waste that cannot be recycled will be processed into a fuel for use by a North West major chemicals producer Ineos Chlor to provide energy for its plant at Runcorn, Cheshire. The fuel will feed a new combined Heat and Power plant producing electricity and steam to replace energy currently generated from non-renewable sources. □□ The technologies will assist in improving recycling levels and recovery of household waste to make Greater Manchester a more sustainable environment as well as providing 5,000 new jobs for the economy. □□ Throughout the planning process VLGM and GMWDA undertook a wide range of public consultations on each of the proposals to ensure householders and the local media were aware of the facilities that were being developed in their local area. Close liaison with local stakeholders will be maintained to ensure facilities are delivered as required. □□ All facilities will be completed by 2012 and will reduce waste diverted to landfill and will be able to recycle and compost at least 50% of all waste. □□ Councillor Neil Swannick Chair of GMWDA stated “We are delighted to have secured all 23 planning applications for our facilities in Greater Manchester, this is an incredible success especially within this timeframe, this shows strong commitment and excellent partnership.” □□ GMWDA are now moving forward with the construction

work already under way at 14 sites

*Letters to residents clarifying Mandale Park proposals*

**Email received by S. Bermingham in response to concern expressed from P.Simpson 16<sup>th</sup> Nov**

**Matter 3.**  
Spatial Strategy

**Matter 4.**  
*Site and Area Allocations. Specific Locations Policy 5. RD6 Mandale Park, Rochdale.*

*Issues:*

1. *Have the legal requirements been met?*

**see Matter 1 above**

**Respondents 1, 2 and 6 are resolute that no the legal requirements have not been met.**

2. *Would waste management development be deliverable here?*

3. *Would there be conflict with the nearby open space and / or School?*

4.

**The respondents and the interested parties they represent believe that the open parkland adjacent to the school, hospital, houses, and across the road from flats is an asset to Rochdale.**

**Yes there would be conflict.**

5. *Access arrangements and other local impacts*

**see Matter 1 above**

**The respondents believe that it would be damaging to the health of the pupils and local residents to increase the road transport use of the A58, and to place a road junction between a school and hospital.**