

Specific Locations Policy 5: SL2 Clifton Industrial Estate

Issue (i) The potential for additional waste management uses to be identified as appropriate in the Area over and above those listed in the DPD.

- 1 A meeting between GMGU and a landowner at SL2, Ainscough Strategic Land (ASL) supported by their planning consultant GVA Grimley took place on Friday 10th June 2011. The agenda for the meeting covered the 5 representations submitted by ASL at the Publication stage.
- 2 ASL and GVA confirmed they would not be pursuing the following issues at the hearing sessions:
 - Policy 1- Energy Recovery requirements over Plan period;
 - Policy 8- Requirement to provide Combined Heat and Power at Energy Recovery Facilities;
 - Sustainability Appraisal Rating- Band B sites should be suitable for all types of waste management development.
- 3 ASL and GVA confirmed that they would however continue to pursue their concerns in relation to the following two issues:
 - Policy 5- Range of waste management types considered suitable for development at SL2; and
 - Policy 10- ASL's preference for applicants to demonstrate that no allocated sites and areas identified within the Waste Plan are available or suitable.
- 4 This statement covers the allocation of SL2 within the Submitted Waste Plan and set out the process used to identify the range of waste management types suitable at SL2 and also evidence that justifies this approach. GMGU's Statement on Hearing Matter 4: Site and Area Allocations covers the ASL issue with Policy 10.

- 5 A timeline setting out the progress of SL2 Clifton Industrial Estate throughout the development of the Waste Plan has been included within Appendix 1, this details the stages from initial to allocation within the Submitted Plan.
- 6 The process of assessing sites has included a detailed site search, site visits and a Sustainability Appraisal- this process is set out within TD017 Background Document Site search Methodology. On a site by site basis, the Sustainability Appraisal process assessed the possible impact(s) of a wide range of waste facilities upon a local area. The Sustainability Appraisal process enabled an assessment to be made on the suitability of each site/area to accommodate different types of waste development. This allows the Plan to make provision for the required capacity identified within the Needs Assessment, and gives clear guidance to developers/landowners and communities about the type of facilities likely to be suitable at sites and areas allocated within the Waste Plan (subject to planning permission). The Sustainability Appraisal process was one part of the process used to assess the suitability of sites/areas to accommodate specific waste management types and a wealth of other information as documented within the 'Site Search Methodology' report (TD017) including desk based assessments and site visits fed into the Sustainability Appraisal for each site/area. The Sustainability Appraisal assessment was the final step in this process, supplemented only by the results of consultation, which acted as a trigger to reappraise sites/area through the Sustainability Appraisal process using any new/additional information.
- 7 In terms of the assessment of any specific site for development of a thermal treatment facility within SL2 Clifton Industrial Estate there are several points to consider:
- 8 Conventional and Advanced Thermal Treatment and open windrow composting have been judged as 'unlikely to be suitable' at Clifton Industrial Estate, this is because of the potential for such facilities to have unacceptable impacts on surrounding uses. The full details of the basis for this judgement are set out within SD004 Sustainability Appraisal Report Technical Appendices in the SA proforma on pages 402-416. The Sustainability Appraisal makes it clear that, due to the size of the overall allocation, there are plots within SL2 which may be more suitable than others to accommodate Conventional and Advanced Thermal Treatment. For example the southwestern boundary of SL2 is close to housing

therefore it is unlikely that the siting of Conventional and Advanced Thermal Treatment in this location would be appropriate by virtue of their potential impact on residential amenity. However, other parts of the SL2 area which are remote from sensitive receptors and are able to accommodate mitigation measures as necessary may be appropriate for such uses.

- 9 The Sustainability Appraisal indicates the types of waste facilities likely to be suitable/unsuitable for development at each site/area under consideration. Where facilities are listed as unsuitable, these have been judged likely to have an unacceptable impact on the local area and mitigation is unlikely to overcome such impacts. This is an indication to developers of the types of waste facility considered appropriate by the Local Planning Authority at each site/area. However, this does not preclude detailed consideration of such facilities through the submission of a planning application, which would allow more detailed examination of issues and any possible mitigation measures proposed. This point is already highlighted within the Submitted Plan, paragraph 3.8. ASL and planning consultants GVA have indicated that several other allocations within the Plan seem similar to SL2 yet have been considered suitable for thermal treatment. All allocations in the Submitted Plan have been assessed using the same process and the final SA banding and list of suitable waste management facilities are based on the individual circumstances of each allocation set out within the respective Sustainability Appraisal Proforma.
- 10 Whilst the commentary included for other allocations may seem similar to SL2 but conclude that thermal treatment is suitable at those locations, the final range of waste management types considered suitable at each location is a judgement on the entire allocation, balancing all considerations including the results of consultation. As the Sustainability Appraisal banding and list of suitable waste facility types covers the entirety of an allocated area there may be scope to amend the 'Key Issues' section of the Area Profile to provide additional clarification on where thermal treatment is considered suitable within this allocation. An amended version of the Area Profile with additional text can be found with Appendix 2. To achieve consistency and make the Plan's process explicit a minor change to the Submitted Plan at paragraph 3.8 is proposed which will make clear that the Sustainability Appraisal banding and waste facility types judged to be suitable apply across the entirety of each allocation.

- 11 GMGU are clear that the evidence does not support the allocation of thermal treatment as suitable across the whole area. No additional evidence has been submitted to trigger the reappraisal of the SL2 through the Sustainability Appraisal process.
- 12 Notwithstanding the strong preference to retain the current approach as set out within the Submitted Plan, if the Inspector were to take the view that there is sufficient justification to add reference to Conventional and Advanced Thermal Treatment being appropriate waste uses within the SL2 area, then it is suggested that it be made clear in any resultant change to the policy that this would only be the case where such uses would not have an unacceptable impact on housing or any other sensitive receptors.
- 13 In summary it is not considered necessary to amend the list of waste management uses considered suitable for Clifton Industrial Estate especially as no evidence has been submitted to warrant a revision of the conclusions of the Sustainability Appraisal. However such a decision does not preclude the detailed consideration of additional uses such as thermal treatment through the submission of a planning application. Additionally, there may be scope to amend the 'Key Issues' section of the Area Profile to reflect the conclusions of the Sustainability Appraisal.

Appendix 1: SL2 Clifton Industrial Estate Timeline

1. Area identified through site/area search methodology (through the application of the inclusionary and exclusionary criteria);
2. **Area included at Stage 2 Issues and Options** Built Facilities Consultation (CDC006);
3. Sustainability Appraisal Banding at Stage 2 Issues and Options: Built Facilities revealed SL2 as a **Band B** (CDC007);

Area identified as suitable for:

- Open Waste Facility
- Material Recovery Facility
- Mechanical Heat Treatment
- Mechanical Biological Treatment
- Anaerobic Digestion
- In-Vessel Composting

4. SL2 was screened out by the Habitats Regulations Assessment
5. No representations relating to SL2 were received at Stage 2 Issues and Options Consultation (see CDC008) therefore no modifications to the site boundary, profile or Sustainability Appraisal rating were made at this stage;
6. **Area included at Preferred Option** Stage Consultation (CDC019);
7. Three representations were received at Preferred Option Consultation, as documented in the Outcomes Report (CDC022):
 - Greater Manchester Archaeology Unit listed 6 Historic Environment Records in proximity to SL2. In response it was set out that whilst such considerations are useful they would be better covered in detail at the planning application stage.
 - Network Rail listed SL2 within 250m of their railway infrastructure. In response it was set out that such information would not affect the

inclusion of SL2 within the Waste Plan, and as statutory consultees Network Rail would be consulted on relevant planning applications at SL2.

- Salford City Council made general comments relating to specific waste uses considered suitable at the proposed allocations and requested that further consideration be given to the constraints affecting the proposed allocations-in relation to SL2 they referred to possible impacts resulting from access to the area through residential routes.

Whilst no modifications to the site boundary, profile or Sustainability Appraisal rating were made at this stage, a commitment to further examining SL2 in light of the comments submitted by Salford City Council was included within the Outcomes Report (CDC022);

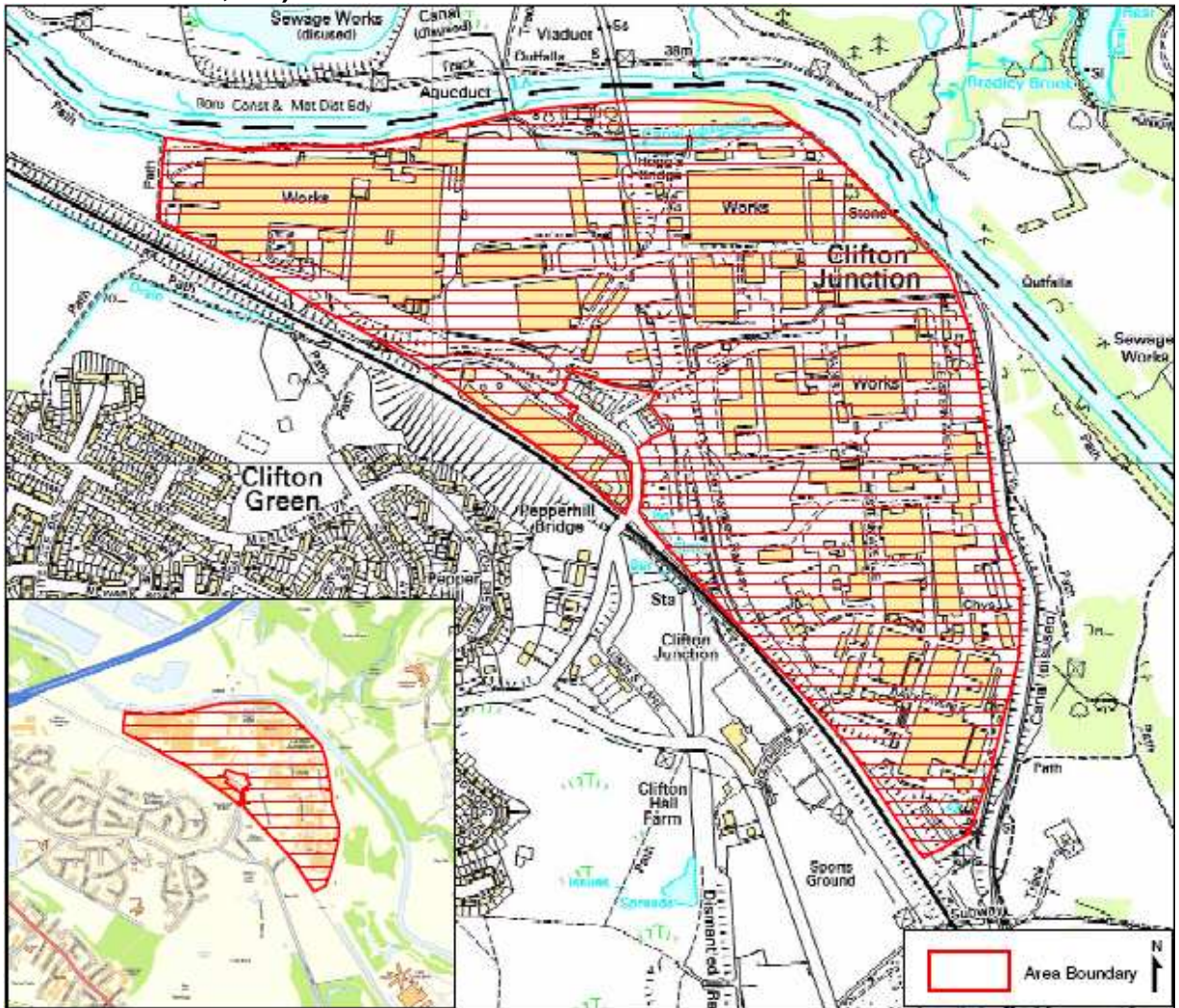
8. Landowners of a plot of land within the overall SL2 area submitted support for the inclusion of their land within the Waste Plan, and following discussions agreed that they would prefer to proceed with the 'area' allocation rather than 'site' allocation, to allow flexibility of future landuses;
9. The Waste Plan PPS25 Flood Risk Sequential Test (TD018) revealed 1.62 hectares of the area to be in the functional flood plain. This resulted in the boundary being amended to remove this land. See map attached;
10. **Area included at Publication** Consultation (CDC025), information included within the profile text accompanying the map of the allocation was updated to make reference to key issues affecting the site such as those highlighted by Salford City Council (access through residential area) as issues for consideration at any future planning application stage;
11. One representation, covering 9 key issues relating to the allocation of SL2, was received during Publication consultation (see SD008), from the major landowner of the area, Ainscough Strategic Land. Four issues indicated Ainscough's agreement with the key basis of the plan, including aim and objectives and the spatial strategy. The remaining five issues were aimed at :
 - Policy 1- Energy Recovery requirements over Plan period;

- Policy 5- Range of waste management types considered suitable for development at SL2;
- Policy 8- Requirement to provide Combined Heat and Power at Energy Recovery Facilities;
- Policy 10- additional requirement for applicants to demonstrate that no allocated sites and areas identified within the Waste Plan are available or suitable; and
- Sustainability Appraisal Rating- Band B sites should be suitable for all types of waste management development.

A detailed response to all representations received was submitted alongside the Waste Plan in February 2011 (CDE010). No modifications to the profile or Sustainability Appraisal rating were made at Submission however a previously agreed amendment to the site boundary (to remove a tiny area of greenbelt land included as a result of a boundary drafting error) was carried out prior to submission.

Appendix 2: Amended Area Profile- SL2 Clifton Industrial Estate

1:7,500 map of area showing area outline over MasterMap base layer (inset map is of scale 1:30,000).



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| District | Salford |
| Location (Ref) | SL2 – Clifton Industrial Estate |
| Area | 45.37 ha |
| Area Description | The area comprises of a large industrial estate that lies on the northern fringe of the urban area of Salford. The industrial estate is bounded by Green Belt land to the north which separates Clifton from the urban area of Prestwich. The estate is accessed via Lumns |

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| | Lane to the south which gives access to the A6044, or via Rake Lane to the west which passes through a primarily residential area. |
| Potential Uses as indicated by the Sustainability Appraisal¹ | Material Recovery Facility Mechanical Heat Treatment, Mechanical Biological Treatment, Anaerobic Digestion and In-Vessel Composting. Open Waste Management facilities may be acceptable subject to their appropriate location within the area and suitable mitigation measures. |
| Uses unlikely to be suitable | Open Windrow Composting, Conventional Thermal Treatment and Advanced Thermal Treatment are unlikely to be suitable due to potentially adverse impact on surrounding uses. |
| Sustainability Appraisal | Band B |
| Flood Risk Zone | A very small section of the area to the north is within Flood Zone 2 (medium probability of flooding). The rest of the area is within Flood Zone 1 (lowest probability of flooding). A section of 1.62 hectares has been removed from this area as it was located within the Flood Plain. |
| Key Issues | <p>There are a number of environmental issues facing the area such as the close proximity of the River Irwell and Prestwich Forest Park, and issues relating to accessibility through, and proximity to, residential areas. These constraints will need to be carefully addressed as part of any future development proposals through appropriate siting, design and mitigation measures.</p> <p>Notwithstanding this, the large scale of the area (46.21ha) and its established industrial use means that there is significant potential for the location of waste management facilities.</p> <p>The area has the potential to accommodate several types of waste facility.</p> <p>The SA has indicated that some forms of Thermal Treatment may be viable on the site but only if such a facility was situated away from sensitive receptors and constructed using high standards of</p> |

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| | environmental management. |
| Habitat Regulation Assessment | Area Screened Out |