

APMC/AGMA/5

Additional Proposed Minor Change: Boundary Change at area TR18b: Shell Site, Carrington (part of TR18 Carrington Area)

Following detailed communication between landowner Shell, officers at Trafford Council and the Waste DPD Team at GMGU, unanimous agreement has been reached for the removal of the current allocation TR18b at Common Lane from the Waste DPD (see Appendix 1 below for current profile as included in Submission DPD) and replacement with a new boundary (see Appendix 2 below for new profile to be included in the Waste DPD).

In addition to the boundary change at TR18b it has been necessary to update the written information accompanying the map to reflect the new boundary (also shown with Appendix 2). Due to the fact that the new boundary is so close to the previous site, and the fact that the Band C rating applies across all three boundaries included in the overall TR18 Carrington Area allocation, it is considered that no change to the Sustainability Appraisal rating is required.

The Carrington Area, including the original and proposed boundary change for TR18b, lies within 5km of Manchester Mosses Special Area of Conservation (SAC). The proposed boundary change sits within the Carrington Area and the existing Habitat Regulations Assessment (HRA) Screening, as described in HRA Screening Addendum 1, states that it is not likely that there will be significant effects on the Manchester Mosses SAC. It is not considered that the proposed boundary change would impact on this conclusion.

The change aims to better reflect the future development aspirations of the wider Shell land at Carrington, currently subject to a Masterplanning exercise incorporating a large mixed use development. The land included prior to this change was an area of greenfield which the landowner expressed a preference to retain for other uses within the overall masterplan for the area.

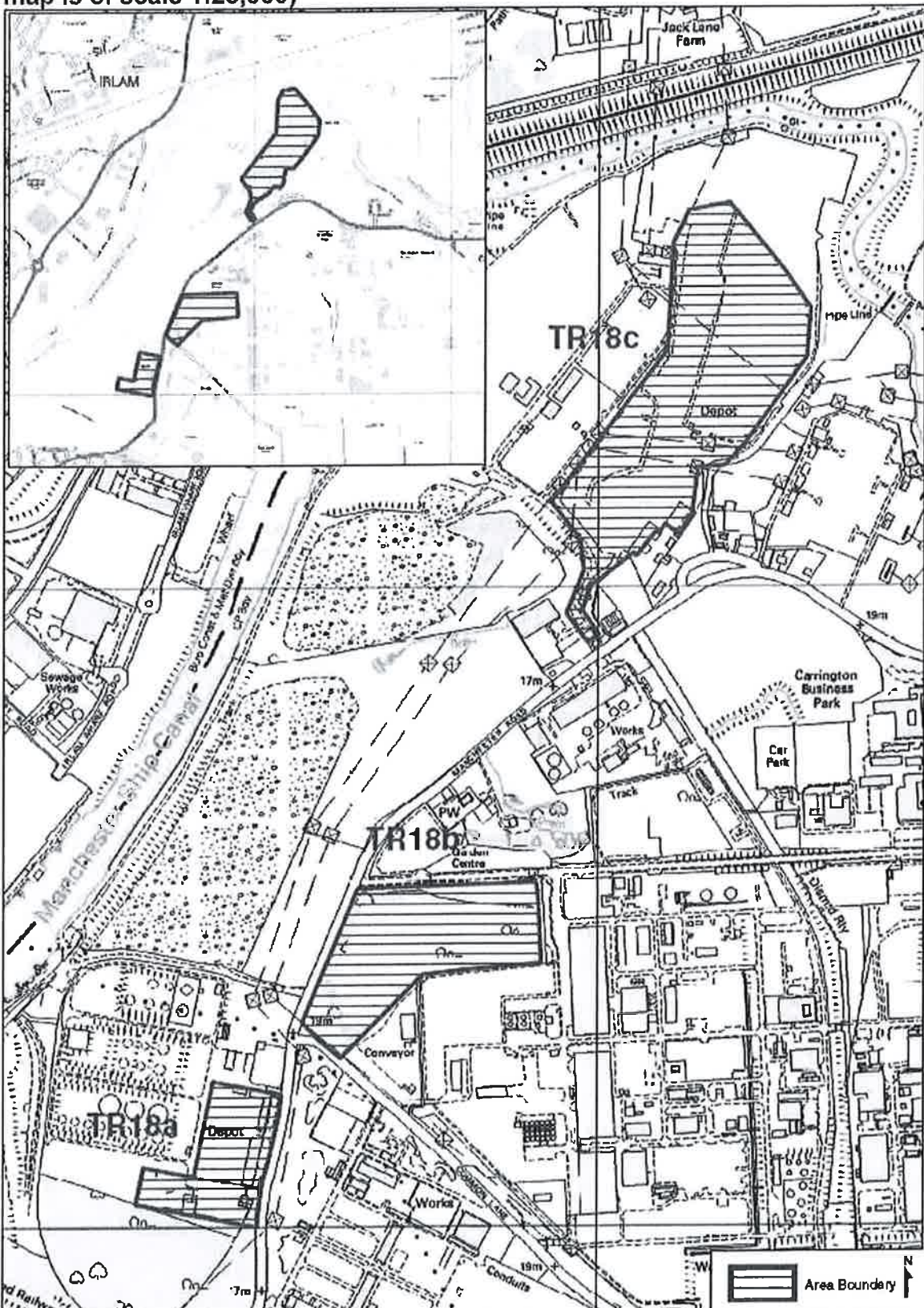
Copy of correspondence between GMGU and Shell are included within Appendix 3.

This change has been added to the schedule of minor changes, which is a living document being used to record all minor changes to the Submission DPD.

Appendix 1: Current TR18: Carrington Area Profile

TR18 a, b and c – Carrington Area

1:7,500 map of area showing area outline over MasterMap base layer (insert map is of scale 1:25,000)



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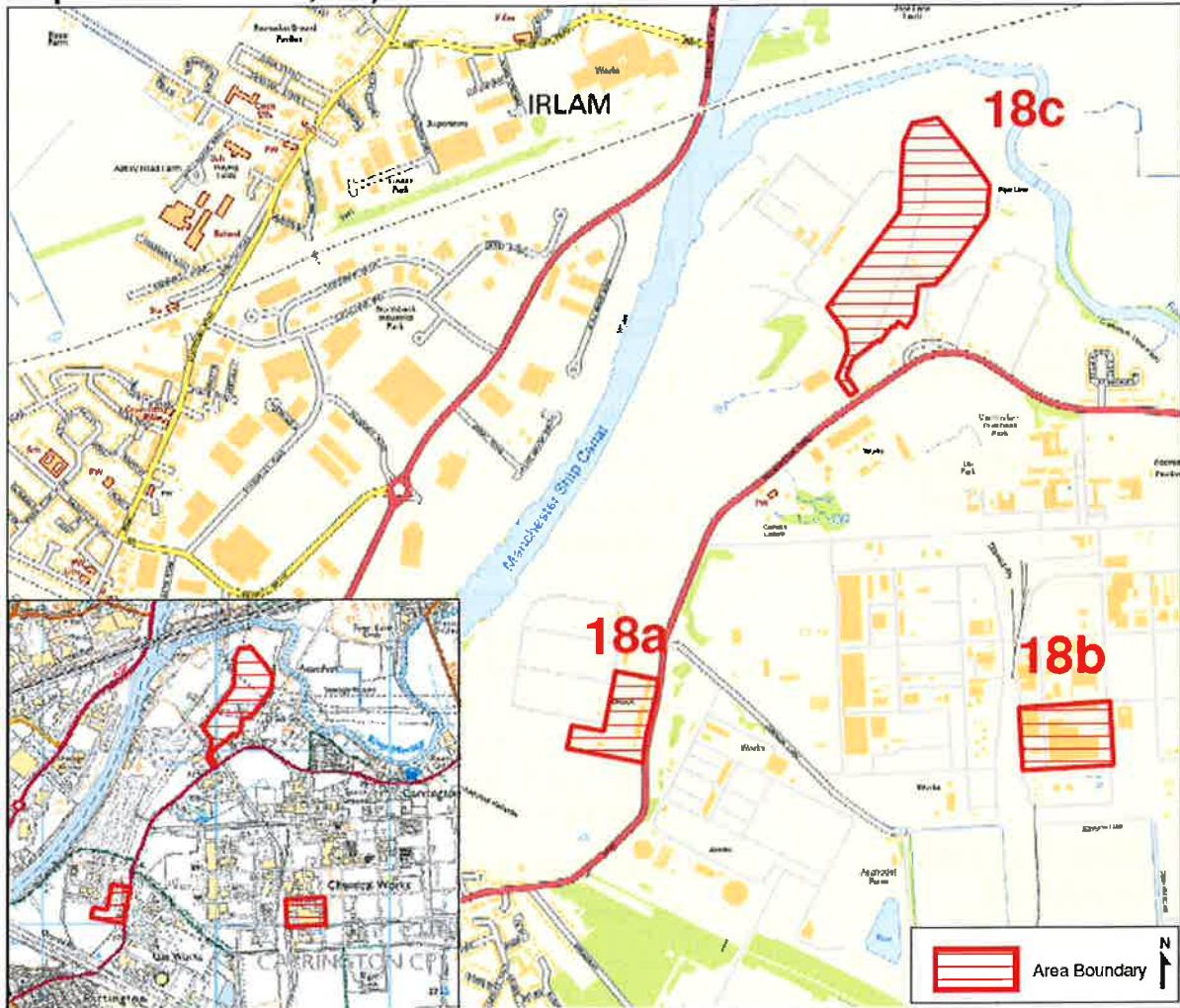
District	Trafford
Location (Ref)	TR18 –Carrington Area: Part b Shell Site
Area	5.5ha
Area Description	The area is an open greenfield area next to Manchester Road.
Potential Uses as indicated by the Sustainability Appraisal²	Open Waste Facilities, Open Air Windrow Composting, Conventional Thermal Treatment, Advanced Thermal Treatment, Material Recovery Facility, Mechanical Heat Treatment, Mechanical Biological Treatment, Anaerobic Digestion, In-Vessel Composting
Uses unlikely to be suitable	None
Sustainability Appraisal	Band C
Flood Risk Zone	Area is largely within Flood Zone 1 (lowest probability of flooding). A small portion of the area is within Flood Zone 2 (medium probability of flooding).
Key Issues	This area could form part of a wider waste resource park together with adjacent areas. The area is greenfield and near to several SBIs, therefore can only be considered Band C and brownfield areas should be considered and, where appropriate, developed before a greenfield area such as this is considered.
Habitat Regulation Assessment	Area screened out

² See Sustainability Appraisal – Technical Appendices available at www.gmwastedpd.co.uk

Appendix 2: New TR18: Carrington Area Profile (reflecting new boundary and written information for TR18b)

TR18 a, b and c – Carrington Area

1:15,000 map of area showing area outline over MasterMap base layer (insert map is of scale 1:35,000)



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District	Trafford
Location (Ref)	TR18 –Carrington Area: Part b Shell Site
Area	3.5ha
Area Description	The area is an brownfield area next to Common Lane, Carrington
Potential Uses as indicated by the Sustainability Appraisal²	Conventional Thermal Treatment, Advanced Thermal Treatment, Material Recovery Facility, Mechanical Heat Treatment, Mechanical Biological Treatment, Anaerobic Digestion, In-Vessel Composting
Uses unlikely to be suitable	Open Waste Facilities, Open Air Windrow Composting
Sustainability Appraisal	Band C
Flood Risk Zone	Area is wholly within Flood Zone 1 (lowest probability of flooding).
Key Issues	This area could form part of a wider waste resource park together with adjacent areas. The area is brownfield and will form part of a major mixed use redevelopment site. The exact location of any waste facility within the area will form part of the emerging masterplanning proposals for the overall Carrington site.
Habitat Regulation Assessment	Area screened out

² See Sustainability Appraisal – Technical Appendices available at www.gmwastedpd.co.uk

Appendix 3: Correspondence between GMGU and Shell

From: Justin Cove [Justin.Cove@bnpparibas.com]
Sent: 19 April 2011 18:05
To: Evans, Alethea
Subject: Re: Carrington Waste site
Hi Alethea

Thanks for this and agree with the new boundary, which has been done far more professionally than I managed!

I look forward to hearing from you.

Kind regards
Justin

Justin Cove
BNP Paribas Real Estate
07789 878188

From: Alethea.Evans@urbanvision.org.uk <Alethea.Evans@urbanvision.org.uk>
To: Justin Cove
Sent: Tue Apr 19 17:38:22 2011
Subject: RE: Carrington Waste site

Justin,

Further our telephone discussion please find attached the new boundary which I have drawn, using your image as a reference, directly into our GIS system. The pdf titled 'TR18 Carrington Area' shows how the new boundary looks in relation to the current version in the Plan, the pdf titled 'TR18b New Boundary' shows the detail of the boundary.

Can you confirm you are happy with my interpretation of the boundary? In the absence of GIS access in your office, feel free to edit by printing, drawing on the map and returning to me via email.

I will then discuss this with Trafford Council and get back to you asap to discuss the wording edits and to confirm the next steps with regard to the Examination of the Waste Plan.

Kind Regards

Alethea

From: Justin Cove [mailto:Justin.Cove@bnpparibas.com]
Sent: 19 April 2011 15:29
To: Evans, Alethea; Evans, Alethea
Cc: tim@tcpropertyltd.co.uk; Jonathan.Neal@shell.com
Subject: FW: Carrington Waste site

Hi Alethea

Further to yesterdays email, please find below our suggested amendments to the text. Hopefully you will be agreeable to the suggested changes.

I would be grateful if you could confirm whether you are happy with this approach.

Kind regards
Justin

Suitable: ~~Open Waste Facilities, Open Air Windrow Composting~~; Conventional Thermal Treatment, Advanced Thermal Treatment, Material Recovery Facility, Mechanical Heat Treatment, Mechanical Biological Treatment, Anaerobic Digestion, In-Vessel Composting

Not Suitable: ~~Open Waste Facilities, Open Air Windrow Composting~~

Key Issues: This area could form part of a wider waste resource park together with adjacent areas. ~~The area is greenfield and near to several GBIs, therefore can only be considered Band G and brownfield areas should be considered and, where appropriate, developed before a greenfield area such as this is considered.~~ The area is brownfield and will form part of a major mixed use redevelopment site. The exact location of any waste facility within the area will form part of the emerging masterplanning proposals for the overall Carrington site.



Justin Cove
Senior Planner

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From: Justin Cove
Sent: 18 April 2011 17:00
To: alethea.evans@urbanvision.org.uk
Subject: Carrington Waste site

Hi Alethea

We discussed the possible changes to the GM Waste Plan with Shell on Friday and reached an agreement about the best way forward, which I hope is also agreeable with yourselves.

We would like to put the attached area forward instead of the one currently included in the Waste Plan. I have also amended the supporting text, but am just awaiting agreement from Shell – the client is unfortunately on a course for a few days so has intermittent access to his emails – I will forward as soon as I hear.

If you need anything else in the meantime please let me know. When is the latest we can get the amended text to you?

Kind regards

