

LONGLEY LANE HWRC

Supporting Planning Statement

To accompany a

Full planning application for the erection of a two storey portacabin and removal of existing unit at Longley Lane HWRC, Sharston, Manchester, M22 4RQ

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SUEZ Recycling and Recovery UK

February 2022



Project quality assurance information sheet

Longley Lane HWRC, Sharston, Manchester, M22 4RQ

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Drawings

Lgy-PLN-0321-01 – Site Location Plan

Lgy-PLN-0321-02 - Existing Site Layout

Lgy-PLN-0321-03 – Proposed Site Layout

Lgy-PLN-0321-04 – Existing Office Elevations

Lgy-PLN-0321-05 – Proposed Office Elevations

Lgy-PLN-0321-06 – Proposed Floor Plans

Lgy-PLN-0321-07 – Proposed Roof Plans

1. Introduction

- 1.1. This Planning Statement has been prepared by SUEZ Recycling and Recovery UK Ltd (SUEZ) and accompanies a planning application for the erection of a two storey portacabin and removal of existing unit at Longley Lane Household Waste Recycling Centre (HWRC), Sharston, Manchester, M22 4RQ. The site location is shown on drawing reference Lgy-PLN-0321-01, which accompanies this application.
- 1.2. This application proposes to remove the existing single storey office unit at Longley Lane HWRC and erect a new two storey portacabin. The proposed two storey portacabin will be positioned in the same location as the existing office unit.
- 1.3. The following provides a description of the site and its surroundings, a description of the proposal, an assessment of the proposals against National and Local planning policy and an assessment of the key environment considerations that need to be considered when determining the application.
- 1.4. It should be noted that this application does not include a design and access statement as the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Section 9 paragraph 4 notes) that the requirement for such *"does not apply to an application for planning permission which is — (e) for development which is waste development."*



2. The Applicant

- 2.1. This application has been prepared and submitted by SUEZ Recycling and Recovery UK, subsidiary of the SUEZ Group. SUEZ recycling and recovery UK is a recycling and resource management company, which serves over 12 million people and handles over 9.9 million tonnes of domestic, commercial and industrial waste each year. SUEZ Recycling and Recovery UK provides services for over 30,000 public and private sector customers and operates a network of facilities including: recycling, composting, refuse derived fuel production, solid recovered fuel production, wood processing, energy -from-waste and landfill.

3. Site Description

- 3.1. Longley Lane HWRC lies wholly within the Metropolitan Borough of Manchester and forms part of a wider waste management site. The waste management site comprises the HWRC, a Mechanical Biological Treatment (MBT), Mechanical Recovery Facility (MRF) and a green waste processing facility.
- 3.2. The waste management site is bounded to the south and east by the M56 motorway, to the west by Longley Lane and the Sharston Industrial Area and the north by a railway line.
- 3.3. The application site is located in the south of the waste management site and is immediately bounded by the MRF to the east, car parks to the north and west and the M56 motorway to the south.
- 3.4. The closest residential properties lie beyond the M56 to the south, approximately 125m away. The boundary of the Didsbury Golf Course is situated further north beyond the railway line, approximately 170m away. Further north east of the site, approximately 450m away, is the River Mersey.
- 3.5. According the Environment Agency's Flood Map for Planning the site is located in Flood Zone 1, an area with a low probability of flooding.
- 3.6. There are two Local Nature Reserves (LNR) within 0.5km of the site. The Gatley Carrs LNR is located approximately 0.20km south east of the site and is separated from the site by the M56 motorway. The Stenner Woods and Milgate Fields LNR is located approximately 0.40km north east of the site and is separated from the site by the M60 motorway.
- 3.7. There are no archaeological or historical interests on or adjacent to the site.

4. Planning History

- 4.1 Planning permission 083920/FO/2007/S2 was granted in 2007 for the construction of a household waste recycling centre, a materials recovery facility and a green waste processing facility with relocated vehicle depot offices and education centre.
- 4.2 Conditions 16 and 17 of planning permission 083920/FO/2007/S2 were then varied in 2009, under planning permission 091004/JO/2009/S2, relating to the addition of GPS monitoring (additional to CCTV monitoring to be provided) and retiming of traffic calming due to Highways programme of works.
- 4.3 An NMA to planning permission 083920/FO/2007/S2 was made in 2010, reference 092028/NMC/2009/S2, to rotate the visitor education centre.
- 4.4 A second NMA to planning permission 083920/FO/2007/S2 was made in 2010, reference 093652/NMC/2010/S2, to amend the approved landscaping scheme of the sprinkler tank.
- 4.5 In 2014, a third NMA to planning permission 083920/FO/2007/S2 was made to extend cladded walls around structure and the provision of roller shutter doors, reference 106826/NMC/2014/S2.
- 4.6 Condition 9 of planning permission 083920/FO/2007/S2 were varied in 2015 to allow waste reception at the Material Recycling Facility between 06:00 to 20:00 Monday to Friday and the Green Waste Processing Facility between 07:00 to 20:00 Monday to Friday, reference 109858/JO/2015/S2.

5. Proposed Development

- 5.1 The proposed development comprises of a full planning application to remove the existing office unit at Longley Lane HWRC and erect a new two storey portacabin for office use. The proposed two storey portacabin will be positioned in the same location as the existing office unit. The existing smaller unit is currently not fit for modern day standards and a new facility would provide the existing staff on site with improved facilities. The number of staff and waste collected on site will not be affected by this proposed development. The proposed development is for improved staff facilities only.
- 5.2 The existing site layout is shown on drawing reference Lgy-PLN-0321-02.
- 5.3 The proposed site layout is shown on drawing reference Lgy-PLN-0321-03.
- 5.4 The proposed two storey portacabin will be approximately 7.32 metres in length, 3.05 metres in width and 5.16 metres in height with a gross floor area of 44.65 m² (across both floors), coloured light grey (RAL7035). A staircase will be connected to one side of the portacabin. Elevations are shown on drawing reference Lgy-PLN-0321-05. The floor plan is shown on drawing reference Lgy-PLN-0321-06. The roof plan is shown on drawing reference Lgy-PLN-0321-07.
- 5.5 The existing office unit is approximately 9.14 metres in length, 2.89 metres in width and 2.48 metres in height with a gross external area of 26.41 m². Existing elevations are shown on drawing reference Ad Lgy-PLN-0321-04.

6. Planning Policy

- 6.1 The following section reviews the appropriate planning policy guidance at national and local levels and considers the degree to which the proposal complies with guidance and policy.

National Policy

- 6.2 Section 38 of The Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In the case of this proposal, however, it is difficult to directly apply planning policy and guidance as most policies relate to the development or operation of a waste management facility and the impacts associated with that long-term use.

National Planning Policy Framework

- 6.3 The latest revision of the National Planning Policy Framework (NPPF) was published in July 2021 and focuses on encouraging sustainable development. The framework documents states that “...*decision-takers at every level should seek to approve applications for sustainable development where possible.*” The NPPF sets out the governments planning policies for England and how these should be applied. While the Framework does not contain specific waste policies, it does provide the overall framework for planning policy in England and is a material consideration in the determination of planning applications.
- 6.4 NPPF paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document in paragraph 8 outlines three dimensions to sustainable development which the planning system seeks to perform: an economic role, a social role and an environmental role.
- 6.5 On 6th March 2014 the web-based Planning Practice Guidance (PPG) resource was launched, replacing guidance previously only published in separate documents. The PPG is actively managed and reviewed by the DCLG and updated when necessary. On 16 October 2014 the guidance on waste was updated, linking to the publication of the NPPW and giving further guidance on local planning authorities’ obligations with regard to self-sufficiency, proximity principle and waste hierarchy.
- 6.6 Section 8 of the PPG on waste provides guidance on determining of planning applications and section 9 gives guidance on other regulatory regimes, reiterating that ‘the focus of the planning system should be

on whether the development itself is an acceptable use of the land and the impacts of those uses, rather than any control processes, health and safety issues or emissions themselves where these are subject to approval under other regimes. The proposals are in accordance with the current Planning Practice Guidance.

Local Policy

- 6.7 The site falls within the administrative area of Manchester City Council. Relevant local policy comprises of:
- Manchester's Core Strategy
 - Greater Manchester Joint Waste Development Plan

Manchester's Core Strategy (2011)

- 6.8 Manchester's Core Strategy was adopted on 11 July 2012 and is the key document in the Manchester Local Plan. It sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.
- 6.9 Policy EN 14 'Flood Risk' states that In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. As previously outlined the development site is within Flood Zone 1, an area with a low probability of flooding. Further to this, the site area is under 1 Ha, it is therefore considered that the proposals therefore comply with the above policy.
- 6.10 Policy EN 15 'Biodiversity and Geological Conservation' seeks to maintain or enhance sites of biodiversity and geological value and states that consideration will be given to sites with international or national designations. As previously outlined the site is not subject to any international or national designations and it is not anticipated that the proposals will have an adverse impact on the biodiversity of the area. The proposal is located on an existing HWRC and will replace existing amenity buildings, therefore complying with the above policy.

- 6.11 Policy EN 19 'Waste' aims to keep the principles of the waste hierarchy, giving priority to waste minimization, and re-use of recycling of waste materials. The proposed development will assist in delivering the most efficient operation of the Longley Lane HWRC. The cabins will provide more suitable facilities for site staff to enable a more effective day-to-day management of the waste site in order help drive waste up the hierarchy, and therefore are considered to comply with the above policy to keep the principle of the waste hierarchy.
- 6.12 Policy DM 1 'Development Management' ensures that new development is compatible with surrounding land uses and occupier, protecting amenity, privacy, safety and security and that development will not generate unacceptable nuisance, odours, fumes, noise or light pollution, not cause detrimental impacts upon water, ground or air quality. The proposed development is relatively minor and replaces existing facilities on the site. It is therefore considered that the proposed development will not have any adverse effects on the aforementioned potential 'unacceptable nuisances' stated within the Policy DM 1.

Greater Manchester Joint Waste Development Plan

- 6.13 The purpose of the Greater Manchester Joint Waste Development Plan is to set out a waste strategy to 2027 which enables the adequate provision of waste management facilities in appropriate locations for municipal, commercial and industrial, construction and demolition and hazardous wastes.
- 6.14 The site has been identified as key for delivering the Greater Manchester Waste Management Strategy and has been safeguarded under Policy 11. The proposed development is replacing the existing facilities on site and therefore will enable waste operations to exist within this location, in line with Policy 11.

7. Environmental Considerations

- 7.1 This section of the report outlines the key environmental considerations that need to be assessed as part of any planning application.

Landscape and Visual

- 7.2 The proposed development will be located within the same location as the existing office unit which is proposed to be removed. It is considered that the proposed location of the development will not result in any increased visual impacts as it is in-keeping with its surroundings within a semi-industrial setting. The development will be well screened by the wider site waste management site.

Other Amenity Impacts

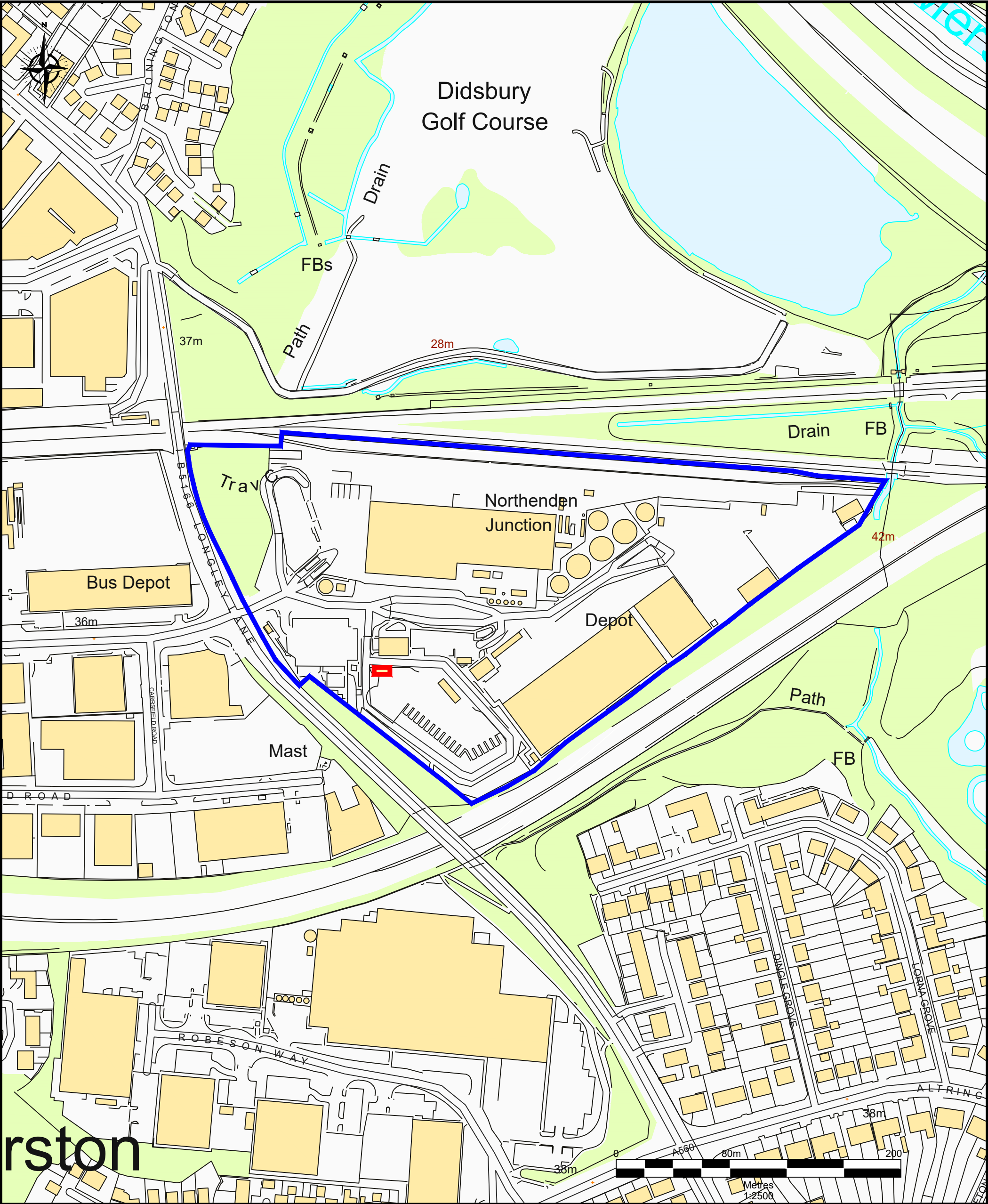
- 7.3 It is not considered that the proposals will have any other effects upon other amenity impacts including noise, dust, odour and litter blow, as the proposals replace an existing amenity unit with a one of a similar nature.

8. Conclusions

- 8.1 The document accompanies a full planning application for the removal of the existing office unit and erection of a new two storey portacabin at Longley Lane HWRC. It is considered that the proposals comply with planning policy at a National and Local Level, as they will not result in any adverse effects upon residential amenity or upon statutory designations.
- 8.2 Taking the above into account it is considered that the proposed development is in compliance with policies at a national and local level and should be approved by Manchester City Council at the earliest opportunity.



DRAWINGS



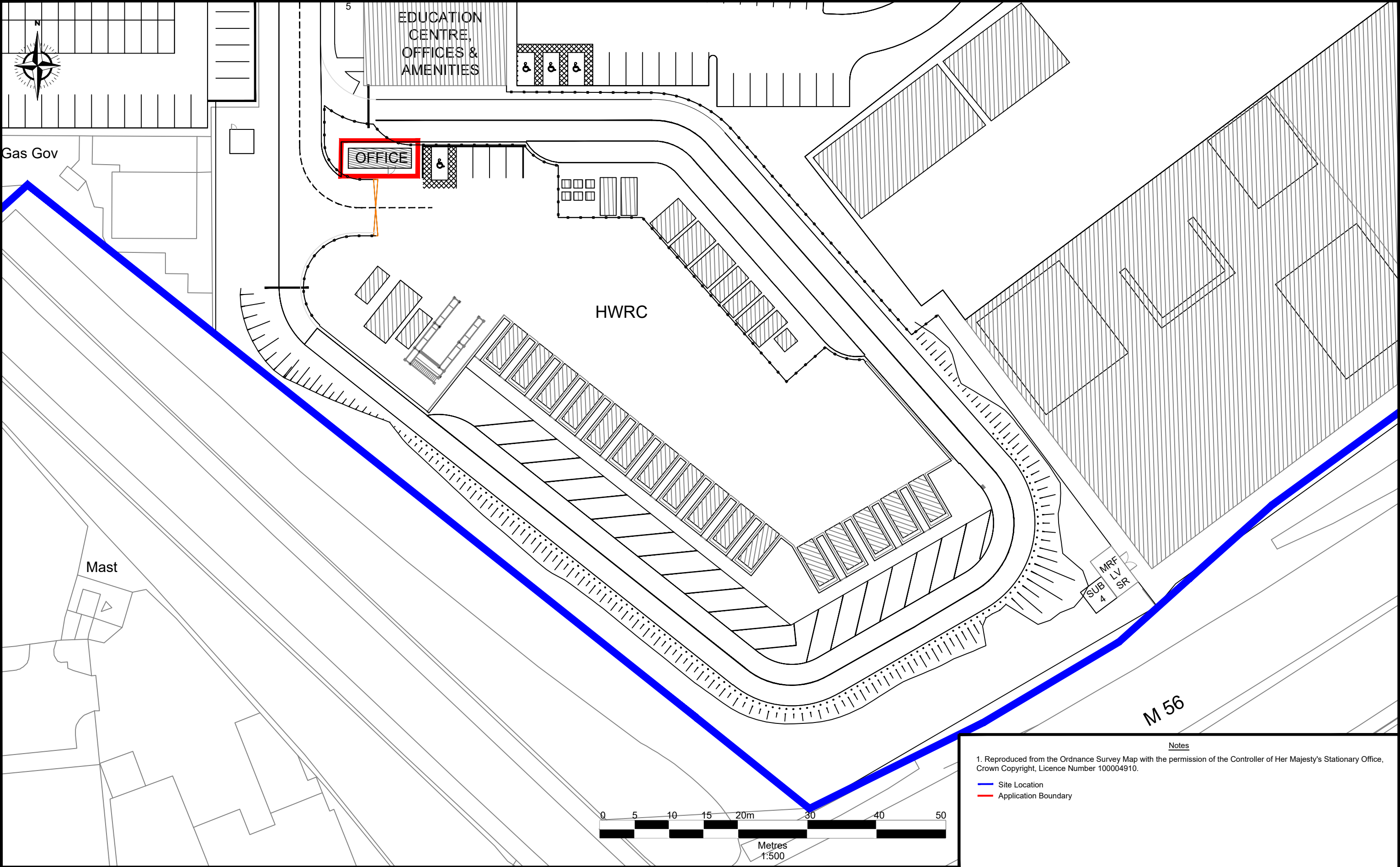
Notes

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— Site Location

— Application Boundary

 Darwen Resource Recovery Park, Lower Eccleshill Road, Darwen, BB3 0RP Tel: 01254 819700, Fax: 01254 819749, Email: richard.bisset@slta.co.uk	Site	Scale	Drawn by	Rev	subject	date
	Longley Lane HWRC	Date		RB		
	Title	Drawing Ref	Checked by			
	Site Location Plan	Lgy-PLN-0321-01	JW			

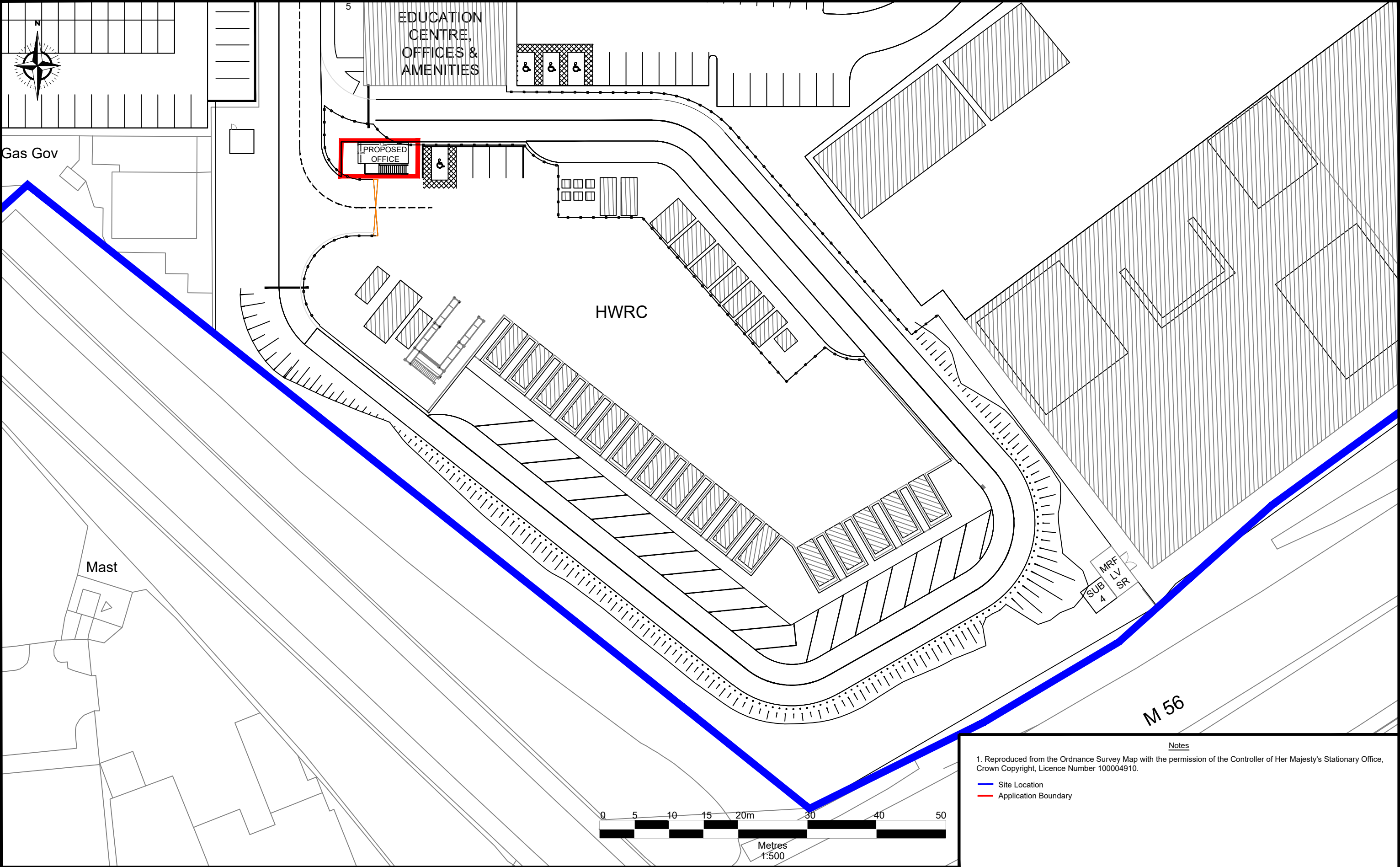


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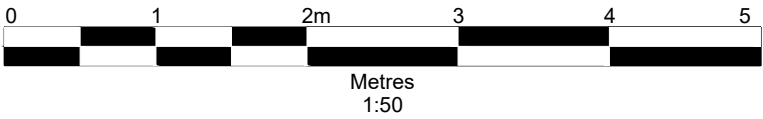
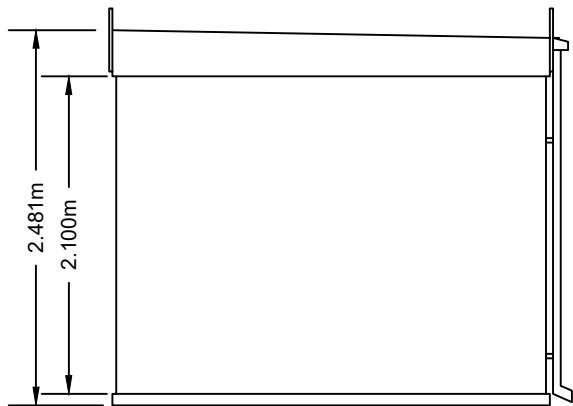
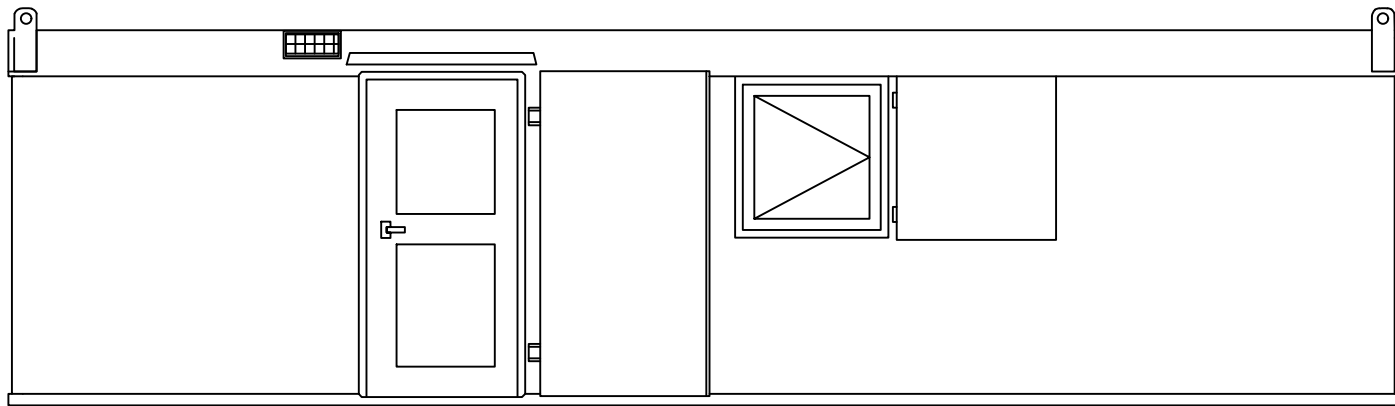
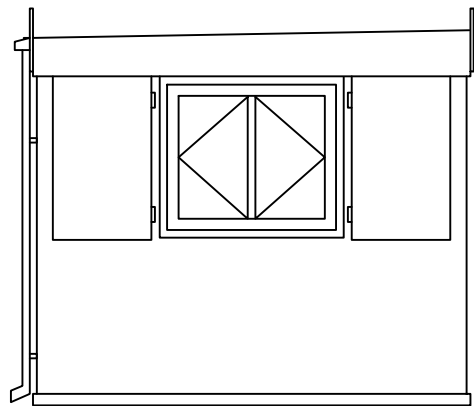
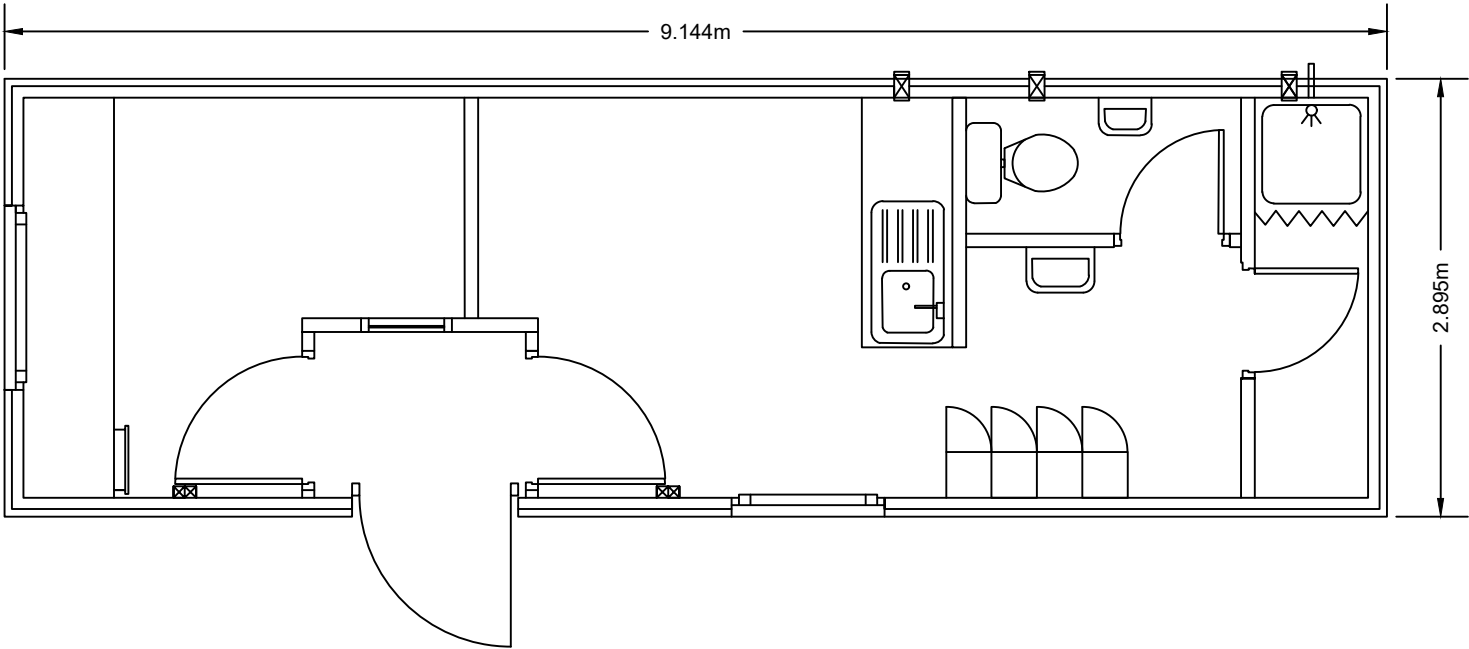
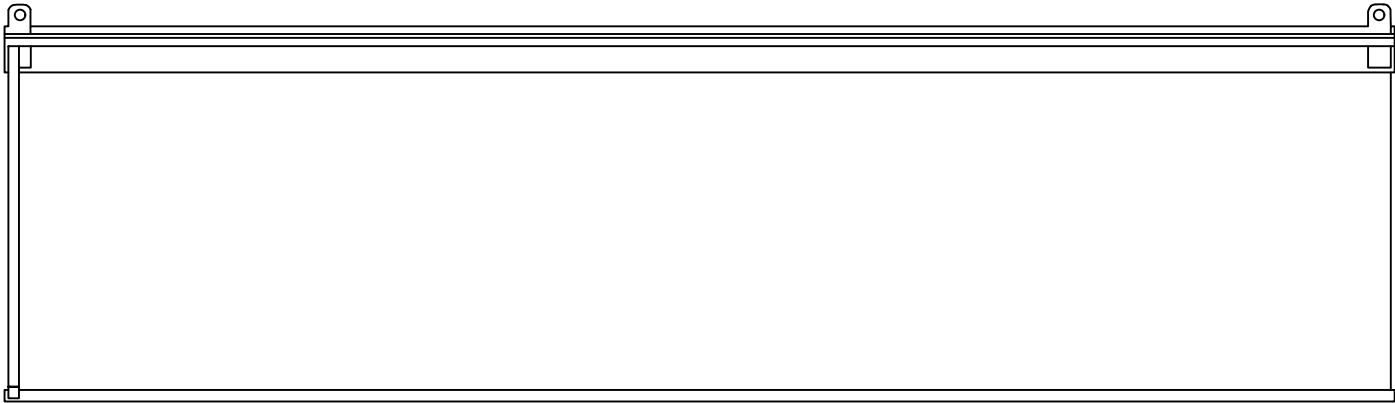
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- Application Boundary

 Darwen Resource Recovery Park, Lower Eccleshill Road, Darwen, BB3 0RP Tel: (01254) 819700, Fax: (01254) 819749, Email: richard.bisset@slta.co.uk	Site	Scale	Drawn by RB	Rev	subject	date
	Longely lane HWRC	1:500 @ A3				
	Title	Date				
Proposed Double Stacked Office Existing Site Layout Plan		March 2021	Checked by JW			
		Drawing Ref				
		Lgy-PLN-0321-02				

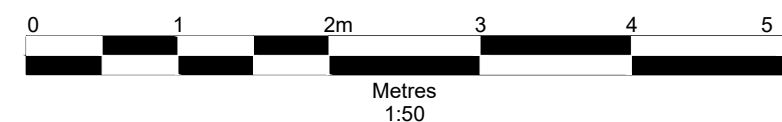
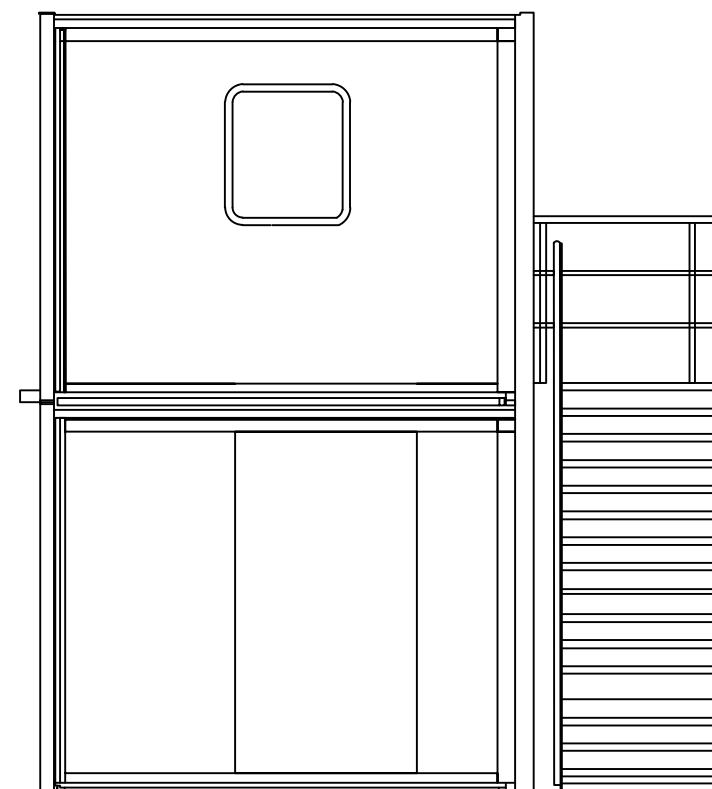
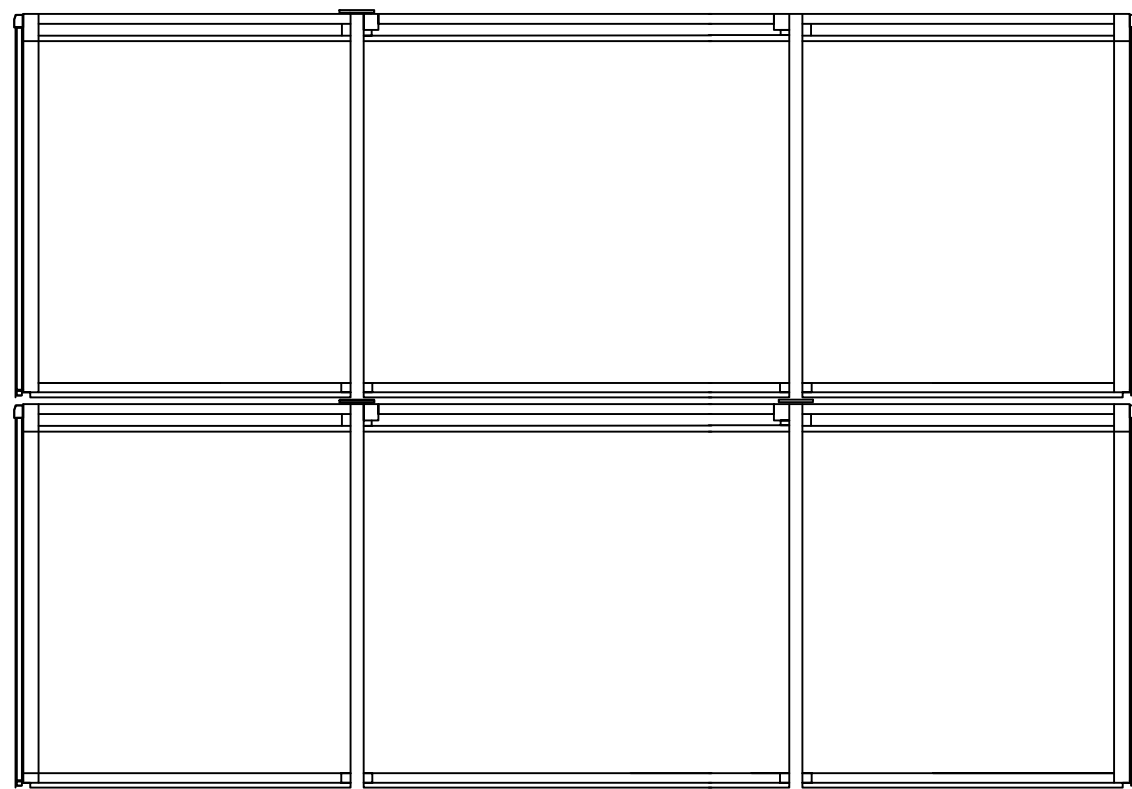
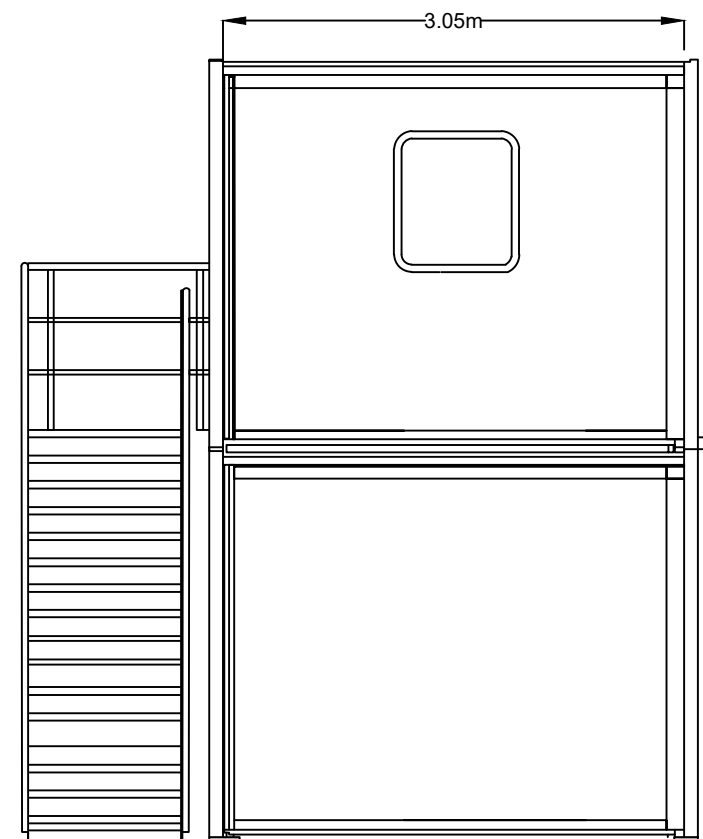
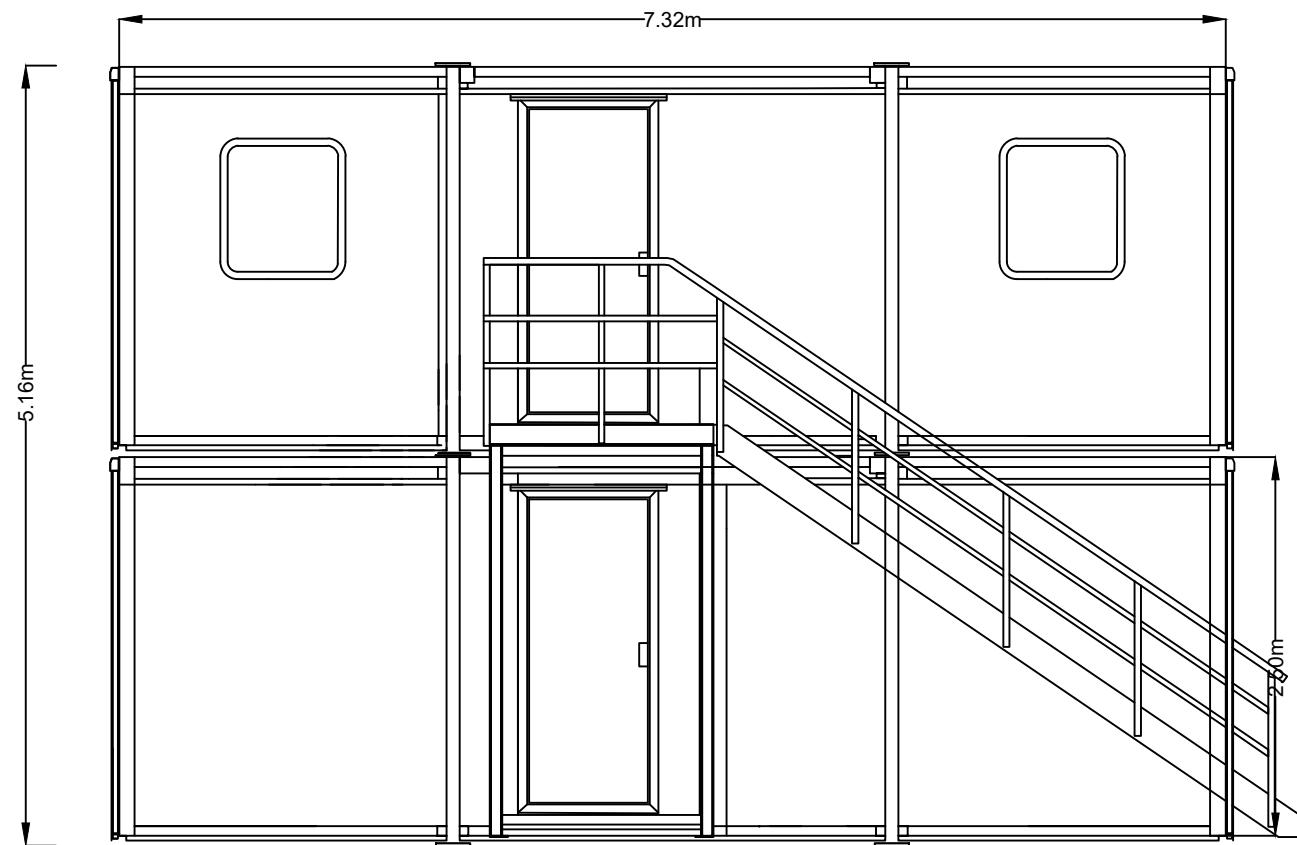


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	Longely lane HWRC	1:500 @ A3				
	Title	Date				
Proposed Double Stacked Office Proposed Site Layout Plan		March 2021	Checked by JW			
		Drawing Ref				
		Lgy-PLN-0321-03				



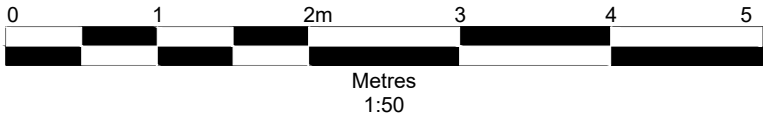
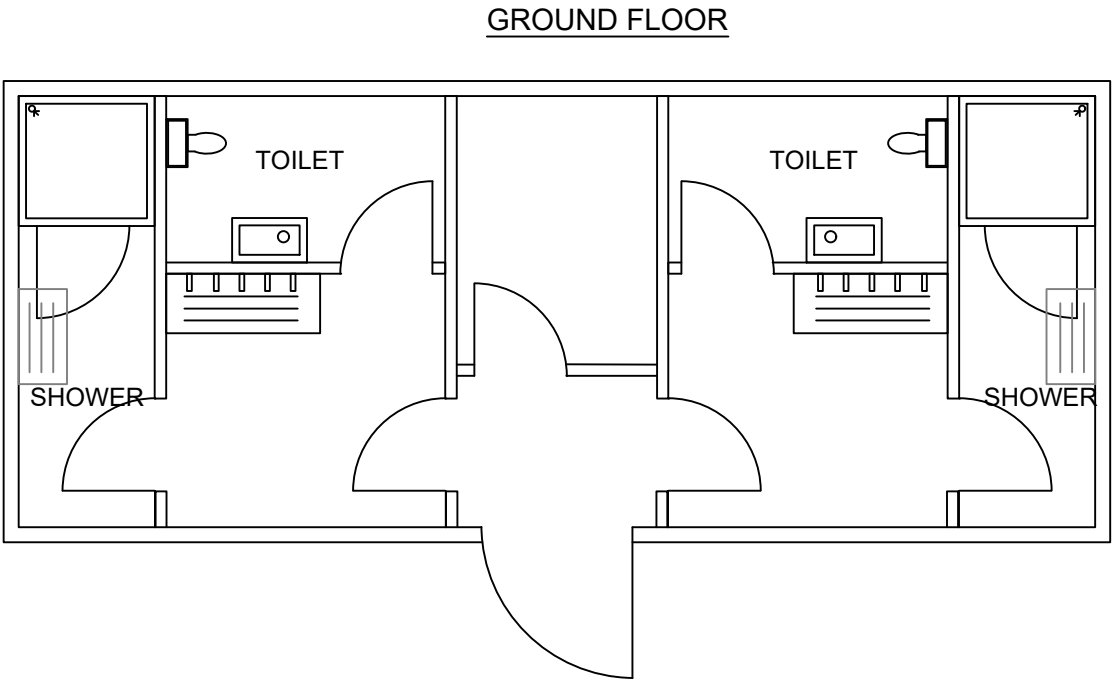
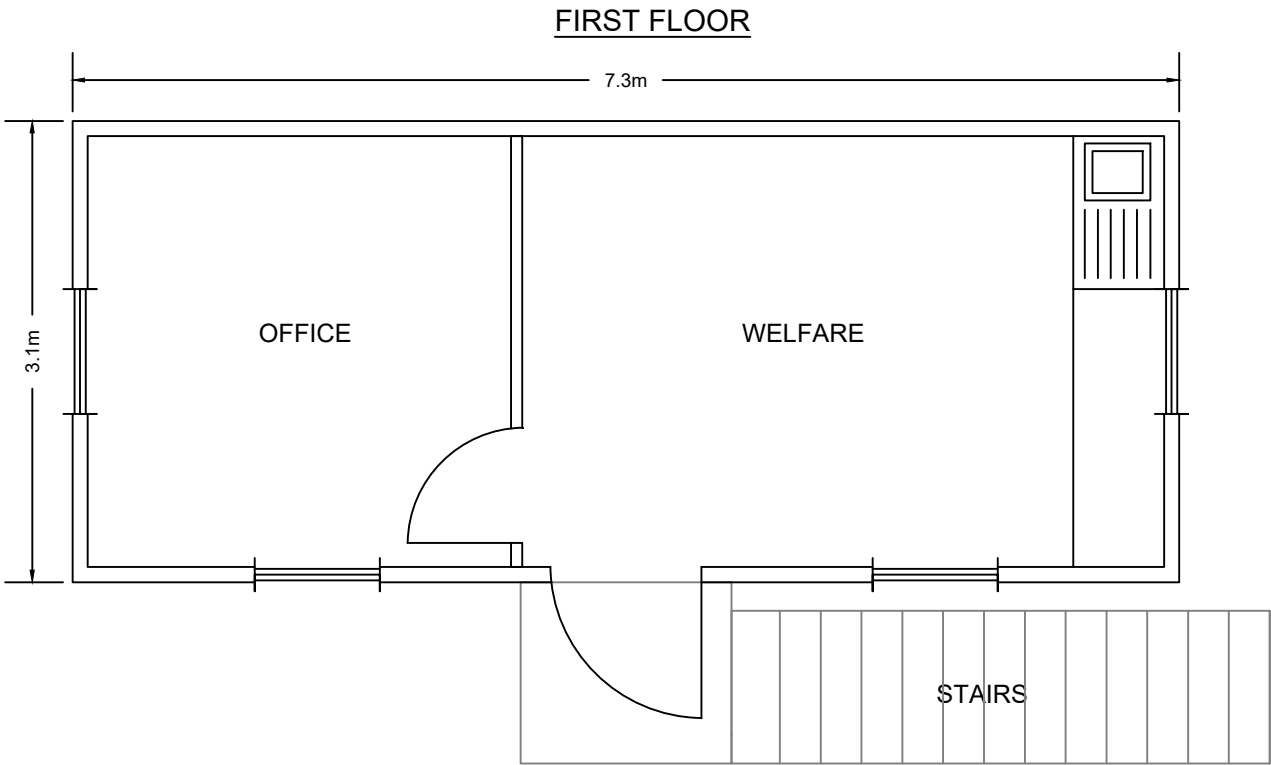
 Darwen Resource Recovery Park, Lower Eccleshill Road, Darwen, BB3 0RP Tel: 01254 819700, Fax: 01254 819749, Email: richard.bisset@slita.co.uk	Site Longely lane HWRC	Scale 1:50 @ A3	Drawn by RB Checked by JW	Rev	subject	date	<u>Notes</u> 1. Reproduced from the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationary Office, Crown Copyright, Licence Number 100004910.
	Title Existing Office & Welfare Elevations	Date March 2021					
		Drawing Ref Lgy-PLN-0321-04					



Rev	subject	date

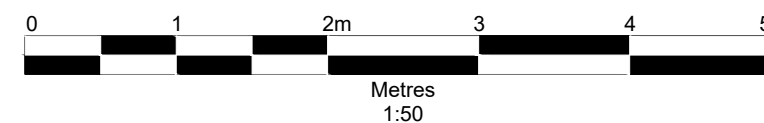
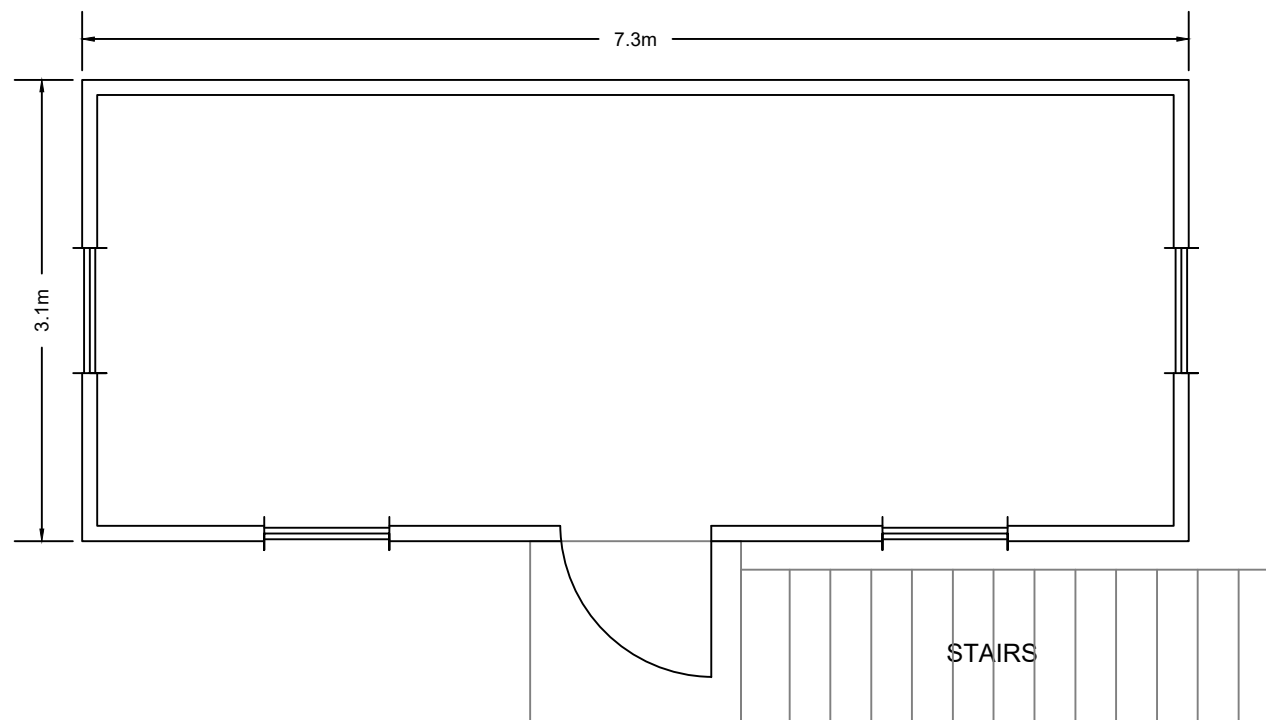
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Rev	subject	date

 Darwen Resource Recovery Park, Lower Eccleshill Road, Darwen, BB3 9RP Tel: (01254) 819700, Fax: (01254) 819749, Email: richard.bisset@sita.co.uk	
Site	Longely lane HWRC
Title	Proposed Floor Plans
Scale	1:50 @ A3
Date	March 2021
Drawing Ref	Lgy-PLN-0321-06
Drawn by	RB
Checked by	JW



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Rev	subject	date

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Site Adswood HWRC	
Title Proposed Roof Plan	
Scale 1:50 @ A3	
Date March 2021	
Drawing Ref Lgy-PLN-0321-07	Drawn by RB
	Checked by JW