Application Number	Date of Appln	Committee Date	Ward
086743/FO/2008/N2	25th Nov 2008	15th Jan 2009	Levenshulme Ward

Proposal Construction of a methane stripping plant with associated 4 metre high lighting columns

Location Former Landfill Site, Cringle Road, Off Broom Avenue, Levenshulme , Manchester,

Applicant Greater Manchester Waste Disposal Authority, Medtia Chambers, 5 Barn Street, Oldham, OL1 1LP

Agent ENTEC UK Ltd Canon Court, Abbey Lawn, Abbey Foregate, Shrewsbury, Shropshire, SY2 5DE

Description

This application relates to the site of approximately 0.02 hectares which partly includes the site of an existing leachate pumping station at the former Cringle Road landfill site. The existing station is situated below ground and consists of a fenced area of hardstanding with no built structures other than a small meter box.

Methane is known to be present in the leachate and it is now proposed to construct a new above-ground methane stripping plant facility adjacent to the existing site, which would effectively be extended to form one enclosed compound, designed to prevent high levels of dissolved methane in the leachate from the landfill being discharged untreated into the sewer system. The application site comprises predominantly rough grassland and some shrubs and woodland. There is an existing gated site access from Broom Avenue, which would continue to be utilised. There are residential properties to the west and south-west of the site as well as some allotment gardens. In addition, the St. Andrews Primary School is located approximately 110 metres to the west of the site. To the north, east and south is the large area of the former landfill which is generally used by local residents as informal open space and which forms part of the Highfield Country Park. Nelstrop Road runs along the eastern boundary of the former landfill site and forms the boundary between Manchester and Stockport.

The proposed methane stripping plant would cover an area measuring approximately 21 metres x 8 metres and would consist of a control kiosk, 3 air blowers, 8-10 methane stripping tanks and 2 x 4 metre high lighting columns, as well as a chamber with sewer discharge pump, which would be located below ground. The application also includes internal modifications to the existing below ground inlet pumping chamber. The stripping tanks would be connected to the air blowers, which would be housed in acoustically insulated steel containers. The brick built kiosk building would be used for storage and to house the controls and electrical switchgear. The facility would be located on a bunded reinforced concrete slab contained within a 2.75 metre powder coated welded mesh fence.

The process involves the leachate being collected in a series of boreholes across the former landfill site and pumped or gravity fed into a collection chamber. From there the leachate is pumped into the series of stripping tanks where the methane is stripped as a result of air being bubbled through the tank. The air/methane mix is then discharged into the atmosphere. The treated leachate is then discharged into the sewer via an underground pipe. The facility would be fully automated, operating 24 hours a day, with remote monitoring with maintenance being carried out when required and during the day, whenever possible. It is expected that the facility would remain on site for approximately 25 years, after which time it would be removed from site, subject to the dissolved methane having been reduced to acceptable levels, although the applicants state that it is possible that the dissolved methane levels in the leachate could have reduced to levels that would not require treatment within a period of 10-15 years.

The proposal has been advertised on site and in the press, as being of public interest.

Consultations

Local residents/Adjoining occupiers - Four letters of objection have been received from local residents (2 from the same household), on the following grounds:
- It will cause disruption for local residents, due to noise smells and general disturbance in the Country Park.
- The area is used by the local community and should remain as it is.
- The proposal would damage the local wildlife ecology.
- Levenshulme is in need of facilities that will benefit the local community not industrial waste disposal plants.

A letter of objection has also been received from the Head of the nearby St. Andrew's school who has serious concerns about the effect this proposal would have on the immediate environment surrounding St. Andrew's School. She considers that there would be odours and noise affecting their playing fields in particular. She states that the pupils spend quite a lot of time outside for physical activities, especially the young children in the Foundation Stage, whose play area is at the front of the school and only a short distance from the proposed development.

Also, the school uses Highfield Park for many environmental activities and would be unhappy to think that this area could also be affected. Highfield Park is valued by the school and the community and has been developed over a number of years as a valuable resource.

Head of Environmental Health - No objections in principle, although they consider that the information submitted in relation to noise insulation is not satisfactory and a condition is needed relating to a requirement for further information to be submitted. Also, conditions are requested in relation to servicing and waste collections, control of the proposed lighting to avoid glare and overspill onto nearby residential properties, and the control of odours.

Head of Environmental Health (contaminated land) - Recommend that a condition is attached to any planning permission relating to works required in relation to ground contamination.

Environment & Operations (trees) - No objections.

South Manchester Regeneration - In response to the original submission, they stated that they understand the practical need to address methane leakage form landfill sites. Given the location of this proposal in what is now Highfield Country Park, and its proximity to the local school though they required appropriate measures to improve the appearance of the plant and the fencing and possibly include soft landscaping/planting. This matter has now ben addressed by the applicants.

Environment Agency - No objections in principle, subject to there being no possibility of contaminated water entering and polluting surface and groundwater. A number of points have been referred to the applicants regarding drainage and trade effluent.

United Utilities - No objections, provided the site is drained on a separate system, with only foul drainage connected to the foul sewer.

Greater Manchester Police - Raised concerns about the solid metal panels on the original palisade fencing proposed, which has now been changed to an alternate type of fencing. They also stated that the development should not incorporate any features that may provide climbing aids to facilitate access into the site or adjacent facilities or properties, and that the facility should be carefully located away from any existing features that could be used as climbing aids, such as mature trees.

GM Ecology Unit - Notes that the plant is located largely in an area of hardstanding and access would be via an existing track, and it is therefore considered that the proposal should not have a significant effect on local biodiversity provided all works are restricted to the area shown on the plan.

In addition, the applicants refer to the need to control Japanese knotweed on the site. They would therefore recommend that a condition be placed on any permission, if granted, that prior to any works commencing on site, a method statement for the control of Japanese knotweed should be submitted to and agreed by the council in writing.

Stockport MBC - No objections received.

Friends of Levenshulme - No comments received.

Issues

Waste Policy/Legislation

National waste planning policy (and legislation) is strongly derived from European Union regulations. The principle piece of legislation is the Waste Framework Directive, which covers the need to minimise waste, encourage recycling and waste recovery, and sets out the concept of a waste management hierarchy. Article 5 of the Directive requires member states to establish an integrated and adequate network of waste facilities. This network should include all necessary waste management facilities including the provision for waste transfer, storage, treatment and disposal. There is a requirement to prepare waste management plans to implement the requirements of the Directive.

Article 4 of the Directive requires member states to take the necessary measures to ensure that waste is recovered and disposed of without endangering human health and without using processes or methods which could harm the environment, in particular:
- To water, air or soil, or to plants and animals;
- Causing nuisance through noise or odour;
- Adversely affecting the countryside or places of special interest.

National policy for waste is provided by the National Waste Strategy 'Waste Strategy for England 2007'. The strategy aims to reduce waste in accordance with the waste hierarchy and sets out that waste should be regarded as a resource, i.e. most products should be re-used or their materials recycled and energy should be recovered from other wastes where possible. It states that 'if waste is not managed safely then it can become a serious threat to public health, and cause damage to the environment as well as being a local nuisance'.

National Policy

Planning Policy Statement 10: Planning for Sustainable Waste Management - sets out the Government's policy on waste stating that the overall objective is to protect human health and the environment by producing less waste and by using it as a resource wherever possible.

In determining planning applications, it states that the planning system controls the development and use of land in the public interest and should focus on whether the development is an acceptable use of the land and should work on the assumption that the relevant pollution control regime will be properly applied and enforced.

It states that planning authorities should consider the likely impact on the local environment and on amenity considering factors including: protection of water resources, land instability, visual intrusion, nature conservation, historic environment and built heritage, traffic and access, air emissions including dust, odours, vermin and birds, noise and vibration, litter and potential land use conflicts.

Regional Policy

The Regional Spatial Strategy (RSS) for North West England - The RSS was adopted in September 2008 and replaces the previously published

Regional Planning Guidance. The RSS provides a framework for development and investment in the region over the next fifteen to twenty years. It contains policies that address core principles of development, including the following:

DP2: Promoting sustainable communities - Ensuring development contributes to a high quality of life for existing and future residents;

DP 5: Manage Travel Demand - Ensuring development is located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally.

DP7: Promote Environmental Quality - Ensuring that new development demonstrates good design and respect for its setting;

EM10: A regional approach to waste management - states that plans, strategies, proposals and schemes should promote and require the provision of sustainable new waste management infrastructure, facilities and systems that contribute to the development of the North West by reducing harm to the environment, improving the efficiency of resources, stimulating investment and maximising economic opportunities.

EM11: Waste management Principles - states that every effort should be made to minimise waste, maximise re-use, and maximise opportunities for the use of recycled material.

EM12: Locational Principles - states that local authorities should ensure that waste management facilities are sited in such a way as to avoid the unnecessary carriage of waste over long distances.

Unitary Development Plan - The site lies in an area covered by policy LL3 which states that the Council will protect from development and improve the major existing areas of open land on the boundary of the area with Stockport. Priority will be given to upgrading Highfield Country Park.

Policy E1.2 states that the City Council will carefully control the siting and design of waste treatment and storage facilities (including such operations as waste transfer stations, scrap yards etc) in order to prevent any unacceptable impact on local communities and the quality of the physical and visual environment

Policy E1.3 states that the Council will promote measures to decrease the level of pollution in the City's watercourses including rivers and canals, and groundwater sources.

Policy E2.4 states that the Council will ensure that the effects upon wildlife are taken fully into account when considering development proposals.

Policy E3.5 states that the Council will promote measures which will lead to a safer environment for all people living in and using the city.

Policy H2.2 states that the Council will not allow development, which will have an unacceptable impact on residential areas. The matters that the Council will consider, amongst other things, the scale and appearance of the development, traffic generation and road safety;

Policy DC26.1 seeks to reduce the impact of noise of new development proposals which are likely to be generators of noise.

Policy DC27.1 states that, in determining planning applications for development involving the incineration, disposal or recycling of waste materials and reclamation activities, the Council will have regard to:
a. the general location of the proposed development;
b. the effect on the amenities of neighbouring occupiers, including the effect of traffic movements and the generation of noise, dust, fumes and litter;
c. the adequacy of the local traffic circulation system;
d. the need for safe and convenient arrangements for access, internal circulation, and egress;
e. the appearance of any structures;
f. the quality of the boundary treatment such as fences and screening.
DC27.2 The Council will permit developments of this kind only in locations:
a. where development would not adversely affect occupiers of nearby properties, or passers-by in the general vicinity;
b. which are of no ecological, environmental or recreational value;
c. which are unobtrusive.
DC27.3 Development of this kind will not be permitted unless:
a. it is within the general locations mentioned above, and which, for the avoidance of doubt, does not include any of the main radial routes;
b. the Council is satisfied that there will no hazard to public health or safety;
c. the road network in the vicinity of the site is appropriate to the type and number of delivery vehicles associated with the proposed development;
d. the Council is satisfied that the proposal would not inhibit the opportunity for permanent redevelopment, or desirable environmental improvements.
DC27.4 Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby occupiers. These conditions may cover, amongst other things:
a. limited period planning permission;
b. restrictions on the nature, scale and location of vehicular movements to and within the site;
c. the disposition of uses about the site, including the location of structures, storage and sorting areas, and hard surface parking;
d. the appearance of all structures, especially the nature of fencing and screening;
e. hours of operation of the development as a whole or in part;
f. controls over burning of waste materials;
g. details of dust and litter suppression measures including sheeting of vehicles and wheel washing facilities where appropriate;
h. limitations about the type of materials involved, and the height to which they can be stored.

i. the inappropriate restoration and aftercare of the site.

Principle of development - The applicants state that the proposed facility will provide environmental enhancement through the treatment of leachate to prevent permitted discharge consents being exceeded and thereby prevent any affects on human health and the environment in accordance with national policy. It is considered that this is an important process which needs to be undertaken on this site. Although Policy LL3 states that the council will protect this area from development, the proposal is considered to be a relatively small scale departure from this policy which is outweighed by the wider benefits of the proposal.

Suitability of location - The applicants state that the proposed plant location was chosen because it provides the optimum technical solution whilst minimising the use of public funds, and the impact on local residents and the users of Highfield Country Park. They state that the existing leachate collection system, for the former landfill, drains by gravity to the current collection well and pumping station, next to the proposed stripping plant location. This pumping station has been designed to pump the leachate a short distance (approximately 20 metres), after which the leachate flows by gravity to the nearby sewer. They state that in order to minimise the risk of explosion, as a result of the potential build up of methane in the public sewer, it is essential that methane is removed at the earliest possible opportunity, and that installing the stripping plant remote from the leachate pumping well would require additional piping which would introduce an increased risk of explosion within the confined atmosphere of the pipe. Furthermore, locating the proposed facility immediately adjacent to the existing leachate pumping station has the added benefit of being able to utilise the existing access point.

Other technical implications of placing a stripping plant outside the 20 metre radius of the pumping station are that additional pumps and controls would be required; access manholes would need to be installed every 50 metres with roadways created to access these manholes, thereby requiring the removal of existing tree and vegetation cover, with significant excavation needed to install the required piping and roadways, which would involve excavating the capping on the former landfill, removing the waste and recapping; the existing compound could make use of an existing nearby electricity substation, and relocating the compound would require additional power lines to be installed; and the former landfill is subject to settling, which could cause problems for equipment located above, whereas the application site is in the area of the former brickworks that has not been landfilled.

In determining the location, the applicants state that other potential locations were considered but were discounted for the above reasons. It is considered that the proposed location minimises the potential environmental risk and enables the stripping plant to be located outside the area of the former landfill site, which forms part of the Highfield Country Park. It is therefore accepted that the proposed location is the most suitable for the methane stripping plant.

Other possible techniques - The applicants have indicated that, given the low concentrations of methane within the leachate, there are no other best available techniques that involve the use of the extracted methane rather than it being dispersed into the atmosphere.

Safety - The proposed stripping plant facility has been designed to safely disperse the methane into the atmosphere to prevent a potentially explosive air/methane mix forming in the sewer system or in the plant. On-site telemetry equipment would notify maintenance teams of any operational failures, although duty and standby equipment should cover any failures. In addition, the plant will be zoned appropriately, equipment and other controls installed and a designer's risk undertaken in accordance with the government regulations that relate to these type of facilities.

Odour - The operation of the proposed methane plant has the potential to cause an emission of odour which could have an effect in the vicinity of the proposed development and this is the main issue of concern to local residents and the nearby school premises. The Environment Agency guidelines 'Guidance for the Treatment of Landfill Leachate' recognise that odour effects from methane stripping installations are minimal, particularly in relation to leachate from aged wastes, such as at Cringle Road. The guidance states that, in relation to the majority of full scale methane stripping installations in the UK, 'odour effects have been minimal and have not required specific treatment'. The applicants state that, although the levels of dissolved methane are sufficient to warrant treatment, concentrations are very low. The odour assessment carried out by the applicants indicates that odour levels, beyond 25 metres of the boundary of the site, are negligible. St.Andrew's school is located approximately 110 metres from the application site and the nearest housing is located approximately 80 metres away, and are therefore unlikely to suffer any disamenity due to odours.

Noise - The applicants have carried out a noise assessment which concluded that the predicted plant noise levels are below background noise levels by a considerable margin. A condition relating to acoustic insulation is however considered appropriate.

Impact on Country Park - Residents are concerned about the impact that the proposal would have on the country park. Whilst, the proposal does represent the introduction of some built form onto this site, the overall area of the country park is vast, and it is not felt that the enjoyment of the park, to its various users would be significantly affected by this proposal, and that the environmental benefits of the development outweigh any visual intrusion or disturbance which the development might cause to any local residents and visitors to the park.

Boundary treatment - Originally it was proposed to surround the compound with palisade fencing, but following negotiations, it is now proposed to surround it with 2.75 metre powder coated welded mesh fencing. This type of fencing is acceptable to Greater Manchester Police. In addition, a shrub mix is proposed, surrounding the compound in order to screen the facility and provide enhancement for biodiversity, including

a selection of thorny species to increase security and deter vandals, with larger shrubs and small trees planted in the vicinity of the site. The Greater Manchester Police Architectural Liaison officer has been involved in discussions about these landscaping proposals, in order that no features are created that could be used as climbing aids to facilitate access into the site or adjacent facilities or properties. This boundary treatment is now considered acceptable.

Visual Impact - The blowers and tanks would not be visible from above the top of the boundary fence, with only the tops of the lighting columns being visible above the fence. The additional screening provided by the proposed shrub and tree planting, when added to screening provided by existing trees in the area is considered to be sufficient to ensure that the proposed structures would not have an unduly detrimental impact on the visual amenities of the area.

Access - The proposed facility would be accessed using the existing access to the former landfill site. The site is currently accessed by staff, services and maintenance and the level of visits to the site are unlikely to significantly increase once the proposed development is operational.

<u>Human Rights Act 1998 considerations</u> – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

It is considered that the proposal will generally accord with the policies contained within the Development Plan, specifically the Unitary Development Plan Policies E1.2, E1.3, E2.4, E3.5, H2.2, LL3, DC26.1 and DC27 and the principles set out in the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Planning Policy Statement 10, and the Regional Spatial Strategy in that the development is necessary to prevent any affects, of untreated leachate, on human health and the environment and there would not be any significant impacts on the residential amenities of adjoining

occupiers and generally the proposal would facilitate an essential within the area to the benefit of the wider surrounding community.

Conditions and/or Reasons

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the drawing numbered 17776-S157.dwg wardk, stamped as received by the City Council, as Local Planning Authority, on 21st November 2008 and drawings numbered 17776-S158.dwg hoffs and 17776-S159.dwg hoffs, received by email by the City Council, as Local Planning Authority, on 25th November 2008 unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policies E1.2, E1.3, E2.4, E3.5, H2.2, LL3, DC26.1 and DC27 of the Unitary development Plan for the City of Manchester and the principles set out in the Guide to Development in Manchester Supplementary Planning Document and Guidance.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment Desk Study) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

The Desk Study shall be prepared by a suitably qualified person whose competence to carry out the Desk Study has been approved in writing by the City Council as local planning authority (an "Expert").

In the event of the Preliminary Risk Assessment Desk Study identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme

for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal Scheme) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal Scheme shall be carried out, by an Expert before development commences and the Expert shall prepare a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy. Site Investigation Report and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, an Expert has prepared a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy Site Investigation Report) which shall be is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy Site Investigation Report, which shall take precedence over any Remediation Strategy Site Investigation Report or earlier Revised Remediation Strategy Investigation Report.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

5) The details of an emergency telephone contact number for the site operator shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details shown on the submitted plans no development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are brought into use. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or

becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agree in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy E2.6 of the Unitary Development Plan for the City of Manchester.

7) The hours of construction of the development hereby approved shall be restricted to 7.00am to 7.30pm on Monday to Friday, 8.00am to 6.00pm on Saturday, with no work at any other time including Sundays and Public Holidays, unless otherwise agreed with the local planning authority.

Reason - In interests of residential amenity in order to reduce disturbance during construction in accordance with Policies H2.2 of the Unitary Development Plan for the City of Manchester.

8) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

9) Prior to the commencement of development or phase of development on site (including site clearance), a method statement for the control of Japanese Knotweed shall be submitted to, and approved in writing by, the City Council as local planning authority. The development or phase of development shall be implemented in accordance with the approved details.

Reason - To prevent the spread of Japanese Knotweed and in order to safeguard important wildlfe habitats in the area, pursuant to policies E2.3 and E2.4 of the Unitary Development Plan for Manchester (adopted 1995)

10) The operational time for use of vehicles around the site , including deliveries, servicing and collections shall not take place outside the following hours

07.30 to 20.00 hours Monday to Saturday

No deliveries/servicing/waste collection shall take place on Sundays and Bank Holidays.

Reason

To safeguard the amenities of the occupiers on nearby residential property pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

11) Prior to development commencing on site, full details of the proposed external lighting within the site including information on potential glare and overspill, shall be submitted to and approved in writing by the local planning authority before the development commences. The approved scheme shall be implemented in full before the development is first occupied unless otherwise agreed in writing by the local planning authority and shall remain in operation for so long as the development is occupied.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation once the development is completed, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) When the plant is operational, odour levels should not exceed the levels identified in the submitted report by Entec UK Limited, dated 17th June 2008, unless otherwise agreed in writing with the City Council, as Local Planning Authority

Reason

In order to ensure that there are no perceptible odours arising from the activities at the site boundary in order to protect the amenities of nearby properties pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester

13) Before the development hereby approved first becomes operational it shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the development.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

14) No development approved by this permission shall be commenced until a scheme for the provision and implementation, of surface water regulation system has been approved by the Local Planning Authority in consultation with the Environment Agency. The scheme shall be completed in accordance with the approved plans

Reason In order to protect the quality of the City's watercourse pursuant of policy E1.3 of the Unitary Development Plan for the City of Manchester.

15) Notwithstanding the details shown on the approved plans, no development shall take place until there has been submitted to and approved in writing by the City Council, as local planning authority, a plan indicating the positions, design, materials type and colour of boundary

treatment to be erected. The boundary treatment shall be completed before the site becomes operational. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to Policies H2.2, and E3.5, of the Unitary Development Plan for the City of Manchester.

Local Government (Access to Information) Act 1985
The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 086743/FO/2008/N2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:
Stockport Metropolitan Borough Council
Environmental Health
Contaminated Land Section
Environment & Operations (Trees)
South Manchester Regeneration
Environment Agency
Greater Manchester Police
Greater Manchester Ecology Unit
Friends Of Levenshulme
United Utilities
Environmental Health
22 Wray Gardens, Manchester, M19 3HA
21 Wray Gardens, Manchester, M19 3HA
23 Wray Gardens, Manchester, M19 3HA
25 Wray Gardens, Manchester, M19 3HA
27 Wray Gardens, Manchester, M19 3HA
29 Wray Gardens, Manchester, M19 3HA
31 Wray Gardens, Manchester, M19 3HA
14 Higher Meadows, Manchester, M19 3BQ
27 Ravenoak Avenue, Manchester, M19 3LW
25 Ravenoak Avenue, Manchester, M19 3LW
26 Stanbrook Street, Manchester, M19 3JY
28 Stanbrook Street, Manchester, M19 3JY
30 Stanbrook Street, Manchester, M19 3JY
32 Stanbrook Street, Manchester, M19 3JY
23 Stanbrook Street, Manchester, M19 3JY
25 Stanbrook Street, Manchester, M19 3JY
31 Stanbrook Street, Manchester, M19 3JY
33 Stanbrook Street, Manchester, M19 3JY
27 Stanbrook Street, Manchester, M19 3JY
29 Stanbrook Street, Manchester, M19 3JY
20 Wray Gardens, Manchester, M19 3HA
8 Ventnor Avenue, Manchester, M19 2UF

74 Broom Avenue, Manchester, M19 2UP
6 Ventnor Avenue, Manchester, M19 2UF
4 Ventnor Avenue, Manchester, M19 2UF
76 Broom Avenue, Manchester, M19 2UP
2 Ventnor Avenue, Manchester, M19 2UF
78 Broom Avenue, Manchester, M19 2UP
80 Broom Avenue, Manchester, M19 2UP
13 Ventnor Avenue, Manchester, M19 2UF
11 Ventnor Avenue, Manchester, M19 2UF
9 Ventnor Avenue, Manchester, M19 2UF
7 Ventnor Avenue, Manchester, M19 2UF
5 Ventnor Avenue, Manchester, M19 2UF
3 Ventnor Avenue, Manchester, M19 2UF
82 Broom Avenue, Manchester, M19 2UP
1 Ventnor Avenue, Manchester, M19 2UF
84 Broom Avenue, Manchester, M19 2UP
86 Broom Avenue, Manchester, M19 2UP
88 Broom Avenue, Manchester, M19 2UP
90 Broom Avenue, Manchester, M19 2UP
92 Broom Avenue, Manchester, M19 2UP
94 Broom Avenue, Manchester, M19 2UP
96 Broom Avenue, Manchester, M19 2UP
101 Bowler Street, Manchester, M19 2UA
99 Bowler Street, Manchester, M19 2UA
103 Bowler Street, Manchester, M19 2UA
105 Bowler Street, Manchester, M19 2UA
95 Bowler Street, Manchester, M19 2UA
97 Bowler Street, Manchester, M19 2UA
109 Bowler Street, Manchester, M19 2UA
107 Bowler Street, Manchester, M19 2UA
93 Bowler Street, Manchester, M19 2UA
91 Bowler Street, Manchester, M19 2UA
89 Bowler Street, Manchester, M19 2UA
87 Bowler Street, Manchester, M19 2UA
85 Bowler Street, Manchester, M19 2UA
83 Bowler Street, Manchester, M19 2UA
81 Bowler Street, Manchester, M19 2UA
15 Ventnor Avenue, Manchester, M19 2UF
68 Broom Avenue, Manchester, M19 2UL
15 Cornwall Avenue, Manchester, M19 2UN
13 Cornwall Avenue, Manchester, M19 2UN
11 Cornwall Avenue, Manchester, M19 2UN
9 Cornwall Avenue, Manchester, M19 2UN
7 Cornwall Avenue, Manchester, M19 2UN
5 Cornwall Avenue, Manchester, M19 2UN
3 Cornwall Avenue, Manchester, M19 2UN
1 Cornwall Avenue, Manchester, M19 2UN
16 Ventnor Avenue, Manchester, M19 2UF
70 Broom Avenue, Manchester, M19 2UP
14 Ventnor Avenue, Manchester, M19 2UF
12 Ventnor Avenue, Manchester, M19 2UF
72 Broom Avenue, Manchester, M19 2UP
10 Ventnor Avenue, Manchester, M19 2UF

66 Broom Avenue, Manchester, M19 2UL
64 Broom Avenue, Manchester, M19 2UL
62 Broom Avenue, Manchester, M19 2UL
60 Broom Avenue, Manchester, M19 2UL
58 Broom Avenue, Manchester, M19 2UL
St. Andrews C Of E Primary School, Broom Avenue, Manchester, M19 2UH
44 Pullman Close, Manchester, M19 2UJ
45 Pullman Close, Manchester, M19 2UJ
34 Cranage Road, Manchester, M19 3LG
37 Ravenoak Avenue, Manchester, M19 3LW
36 Cranage Road, Manchester, M19 3LG
41 Ravenoak Avenue, Manchester, M19 3LW
39 Ravenoak Avenue, Manchester, M19 3LW
35 Ravenoak Avenue, Manchester, M19 3LW
43 Ravenoak Avenue, Manchester, M19 3LW
47 Ravenoak Avenue, Manchester, M19 3LW
45 Ravenoak Avenue, Manchester, M19 3LW
33 Ravenoak Avenue, Manchester, M19 3LW
36 Stanbrook Street, Manchester, M19 3JY
34 Stanbrook Street, Manchester, M19 3JY
31 Ravenoak Avenue, Manchester, M19 3LW
29 Ravenoak Avenue, Manchester, M19 3LW
61 Bowler Street, Manchester, M19 2UA
11 Kingsmill Avenue, Manchester, M19 2UE
9 Kingsmill Avenue, Manchester, M19 2UE
63 Bowler Street, Manchester, M19 2UA
7 Kingsmill Avenue, Manchester, M19 2UE
65 Bowler Street, Manchester, M19 2UA
5 Kingsmill Avenue, Manchester, M19 2UE
3 Kingsmill Avenue, Manchester, M19 2UE
67 Bowler Street, Manchester, M19 2UA
16 Cornwall Avenue, Manchester, M19 2UN
1 Kingsmill Avenue, Manchester, M19 2UE
69 Bowler Street, Manchester, M19 2UA
14 Cornwall Avenue, Manchester, M19 2UN
12 Cornwall Avenue, Manchester, M19 2UN
71 Bowler Street, Manchester, M19 2UA
10 Cornwall Avenue, Manchester, M19 2UN
8 Cornwall Avenue, Manchester, M19 2UN
73 Bowler Street, Manchester, M19 2UA
6 Cornwall Avenue, Manchester, M19 2UN
4 Cornwall Avenue, Manchester, M19 2UN
75 Bowler Street, Manchester, M19 2UA
2 Cornwall Avenue, Manchester, M19 2UN
77 Bowler Street, Manchester, M19 2UA
79 Bowler Street, Manchester, M19 2UA
39 Bowler Street, Manchester, M19 2UA
41 Bowler Street, Manchester, M19 2UA
43 Bowler Street, Manchester, M19 2UA
45 Bowler Street, Manchester, M19 2UA
18 Kingsmill Avenue, Manchester, M19 2UE
47 Bowler Street, Manchester, M19 2UA
16 Kingsmill Avenue, Manchester, M19 2UE

49 Bowler Street, Manchester, M19 2UA
14 Kingsmill Avenue, Manchester, M19 2UE
12 Kingsmill Avenue, Manchester, M19 2UE
10 Kingsmill Avenue, Manchester, M19 2UE
8 Kingsmill Avenue, Manchester, M19 2UE
6 Kingsmill Avenue, Manchester, M19 2UE
4 Kingsmill Avenue, Manchester, M19 2UE
50 Broom Avenue, Manchester, M19 2UD
2 Kingsmill Avenue, Manchester, M19 2UE
52 Broom Avenue, Manchester, M19 2UD
15 Kingsmill Avenue, Manchester, M19 2UE
54 Broom Avenue, Manchester, M19 2UD
17 Kingsmill Avenue, Manchester, M19 2UE
56 Broom Avenue, Manchester, M19 2UD
13 Kingsmill Avenue, Manchester, M19 2UE
51 Bowler Street, Manchester, M19 2UA
53 Bowler Street, Manchester, M19 2UA
55 Bowler Street, Manchester, M19 2UA
57 Bowler Street, Manchester, M19 2UA
59 Bowler Street, Manchester, M19 2UA

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