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VIRIDOR WASTE MANAGEMENT LIMITED

NORTH MANCHESTER RESOURCE RECOVERY FACILITY, RELIANCE STREET, MANCHESTER – VISUAL SCREENING

DESIGN AND ACCESS STATEMENT

February 2013

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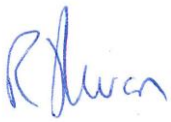

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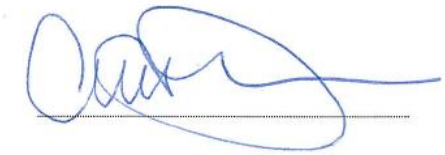

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MINERAL ESTATES AND QUARRYING
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LE11555-002 (Revision B)	Site Layout	1:1000@A3
LE11555-003 (Revision B)	Proposed Visual Screen	AS SHOWN

1 INTRODUCTION

Background

1.1 This Design and Access Statement (D&A) has been produced on behalf of Viridor Waste Management Limited (Viridor) for the installation of a visual screen, comprising truss fence posts and camouflage netting, to screen the gas storage unit at the North Manchester Resource Recovery Facility, Reliance Street, by Wardell Armstrong LLP (WA).

The current operational development on site comprises a Household Waste Recycling Centre (HWRC) and Mechanical Biological Treatment (MBT) including Anaerobic Digestion Plant (AD). The site is located as shown in Drawing Number LE11555-001.

Summary of Proposed Development

1.2 Viridor are seeking planning permission for the erection of a visual screen to screen the gas storage unit on site.

1.3 Local residents from across the Moston Brook Valley have raised issues regarding the view from their properties, in particular during winter once the trees lose their foliage. The site is at an elevated location and the structures are prominent along the horizon when viewed directly from the residences.

1.4 The existing screening woodland is well established and approximately 10m high, but comprises mainly of deciduous trees. New conifers have been planted but are immature at present, and are not of sufficient number to act as a visual screen.

1.5 It is intended that the proposed screening will help to break up the horizon line, and reduce the visual impact from the residential receptors on Williams Road, Calverton Drive, Holly Bank and Fern Bank.

1.6 The camouflage netting will screen the gas bubble, a gas storage vessel adjacent to the northern boundary of the development. The netting, which will be a number of shades of green, will blend in with the existing vegetative screening.

1.7 This planning application is a revision of previously submitted planning application (planning application number 100324/FO/2012/N1). This revision is necessary due to the presence of sub-surface infrastructure, such as gas piping, below the surface of

the hardstanding on the southern side of the acoustic barrier (shown in Drawing Number LE11555-003 (Revision B)). Therefore this application includes for the pilings of the screening fence to be offset from the fencing posts (as shown in Drawing Number LE11555-003 (Revision B)), which will allow the screening fence to be constructed without risk of damage to the gas piping or other sub-surface infrastructure related to the operation of the site.

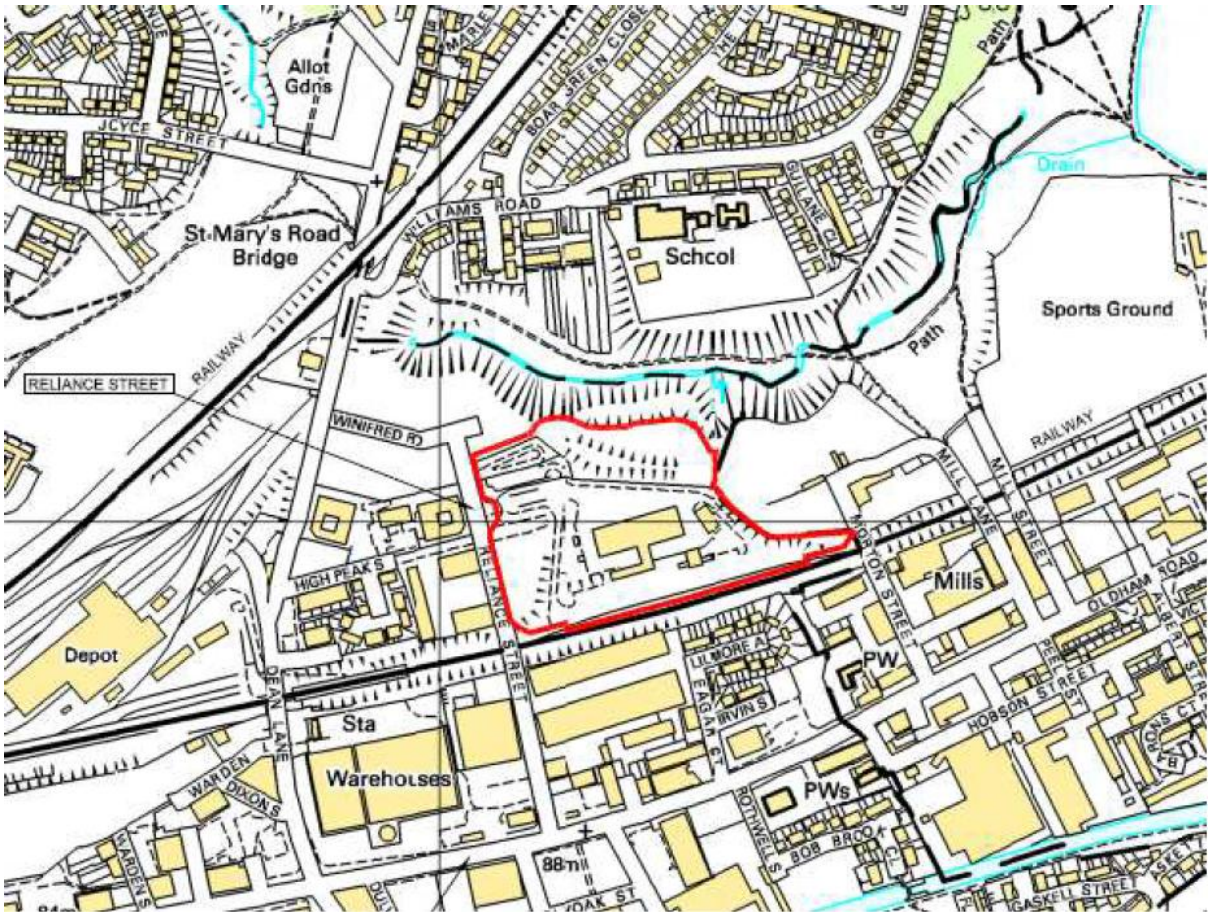
2 THE SITE AND ITS CONTEXT

The Site and its Surroundings

2.1 The site (Figure 1) is located approximately 5km to the north east of Manchester City Centre.

2.2 The site is bounded by Reliance Street to the west. On Reliance Street, directly opposite the site entrance, lie a number of industrial units and residential properties. To the south of the site lies a railway line, which serves the site, and beyond this, approximately 100m south of the site, are located a number of houses and a trading estate. The east of the site is bounded by a scrap yard. To the north of the site is an area of open grass and tree belts. There are residential properties and a primary school located approximately 150m to the north of the proposed site, at a higher elevation than the development at the site.

Figure 1 shows the location of the site.



Existing Planting and Boundary Condition

2.3 The existing woodland within the Moston Brook Valley extends to the northern edge of the Reliance Street site. It consists primarily of semi-mature birch which, as a deciduous tree, provides considerable screening in the summer but not the winter months. The condition of these trees is generally good, although there is evidence of some damage to trees at the site boundary, in the form of broken lateral branches, bark damage and the placing of fill over tree stems. A number of primarily pine species trees have been planted to supplement the screening of views from properties to the north of the site, but it is considered that there are not of sufficient number to act as a visual screen. In addition, the larger trees planted in this area appear to be suffering die back and are not establishing well.

3 THE PROPOSAL

3.1 Viridor are proposing to put in place a screen in front of the gas holder (shown on Drawing LE11555-002 (Revision B)). The screening is designed to screen the gas bubble, a prominent feature of the development, as well as break up the horizon line and reduce the visual impact of the development. This effect will be enhanced once the recently planted evergreen screening vegetation has matured and established.

3.2 The length of screening that is to be constructed is such that the view of the gas bubble, as shown on Drawing Number LE11555-003 (Revision B), will be screened from view. The screening will run along a 38.00m section, as illustrated on Drawing Number LE11555-003 (Revision B).

3.3 Along the length of the northern boundary of the site there is a 3.00m tall wooden acoustic barrier, which acts as a partial visual screen. It is proposed to put in place pilings on the northern side of the barrier, as indicated on Drawing Number LE11555-003 (Revision B). This is due to the presence of sub-surface infrastructure, such as gas piping, below the surface of the hardstanding on the southern side of the acoustic barrier (also shown in Drawing Number LE11555-003 (Revision B)). The pilings of the screening fence in this location will allow the screening fence to be constructed without risk of damage to the gas piping or other sub-surface infrastructure related to the operation of the site.

3.4 As the acoustic barrier is 3.00m tall, the proposed netting will start at a height of 2.50m, just below the top of the acoustic barrier, and continue to a height of 9.00m, as shown on Drawing Number LE11555-003 (Revision B). This will reduce the total amount of netting required while maintaining the integrity of the visual screen.

3.5 The proposal is to install 38.00m of pile supported netting, to a height of 9.00m constructed in a green colouring to increase the natural appearance of the screening, and to ease the visual transition to natural screening as the planted evergreen vegetation matures and increases in height. Figure 2 below gives an example of the colour of the screen netting. The colour of the netting has previously been approved by Manchester City Council in the discharging of Planning Condition 3 to the previous planning application (planning application number 100324/FO/2012/N1), in a letter from Derek Jones (Group Leader, Development Management, North Area Team), to Wardell Armstrong dated 16th January 2013.

Figure 2 shows the colour of the proposed netting.



3.6 It is proposed that the screening will remain in place permanently (with the exception of in extreme weather conditions), for the operational lifetime of the gas bubble.

4 DESIGN

Introduction

4.1 The acoustic barrier will remain the same as present with regards to height and material construction.

4.2 The camouflage netting will be suspended from Hi-Nets, or a similar cable system, which will be rigged to tubular truss fence posts. Drawing Number LE11555-003 (Revision B) shows the details of the proposed visual screen, including dimensions and construction details.

Supporting Structure

4.3 The tubular truss fence posts are to be mounted on to steel screw pile foundations to ensure their structural integrity and that they will not be damaged or structurally compromised in extreme weather including strong winds.

4.4 The tubular truss fence posts, which will be on the southern side of the acoustic barrier, are to be connected to the pilings, which will be on the northern side of the acoustic barrier, by an interface plate (constructed of a metal grillage). There are to be four tubular truss fence posts, and three piles per post (a total of 12 pilings).

4.5 The cabling system that will be used to suspend the camouflage netting will be rigged with a load release mechanism for high wind loading conditions. This means that during extremely strong wind conditions the top quarter of the netting is released and will fold down, reducing the surface area of the netting. This will prevent any structural damage to the screen from extreme weather, and will therefore prevent the screen from damaging any of the current development, such as the gas bubble.

Netting

4.6 The netting will have a maximum porosity of 50% to reduce the effects of wind loading. This will allow the visual screening to remain in place for the majority of the time, only to be withdrawn during extreme weather events and for maintenance.

4.7 The colouring of the netting will be a number of shades of green, shown in Figure 2, as this will help to break up the colouring of the horizon line, as well as the shape profile. This will also help it to blend in with the natural vegetative screening.

Maintenance

4.8 The screening netting is to be hoisted and lowered for maintenance. There will be sufficient room between the operational structures on the site, such as the gas bubble and the screening fence, to allow easy access for maintenance without disruption to the operation of the site.

Layout/ Scale

4.9 The screening will extend to a height of 9.00m, visible from outside the site from the top of the 3.00m high wooden acoustic barrier, as shown on Drawing Number LE11555-003 (Revision B).

4.10 The fencing will run along the northern boundary for a length of 38.00m, behind the acoustic barrier, as shown on drawing LE11555-003 (Revision B).

Site Allowances

4.11 The kerb that runs parallel to the existing acoustic barrier within the site boundary will need to be locally adjusted in order to account for the tubular truss fence posts. The dimensions of the posts, and the local adjustment of the kerb, are shown in Drawing Number LE11555-003 (Revision B).

Landscaping

4.12 No significant landscaping works are required for the installation of the pilings, the truss fence posts or the screening material.

4.13 Screening planting of evergreen trees has already taken place, however the trees are not yet mature and as such are not yet effective as visual screens. It may be the case that more vegetation planting will take place to increase the natural vegetative screening that can be provided to the local residential receptors.

5 ACCESS

5.1 There are two entrances to the site from Reliance Street, which runs along the western boundary of the site:

- the entrance to the HWRC; and
- the access for the MBT.

5.2 For the construction of the screen, pilings and truss fence posts, the site will be accessed via the MBT entrance.

5.3 Within the site, access to the northern boundary, where the fencing and screening are to be installed, will be via the internal access road which runs between the gas bubble and the digester tanks (as shown on Drawing Number LE11555-002 (Revision B)).

5.4 The internal access road will also be used for access for maintenance and aftercare.

5.5 Due to the limited space available on the internal access road, HGVs will not be able to use this access road to reach the location of the proposed fence. Therefore construction materials will be moved into place either through the use of smaller vehicles, such as a van or car, or with the use of a motorised trolley or cart.

6 SUMMARY

6.1 Viridor Waste Management Limited are seeking planning permission for the erection of a visual screen at their North Manchester Resource Recovery Facility, Reliance Street, Manchester.

6.2 The currently operational site comprises a Household Waste Recycling Centre (HWRC), and a Mechanical and Biological Treatment (MBT) including Anaerobic Digestion (AD).

6.3 The local residents from across the Moston Brook Valley have raised issues regarding the view from their properties, in particular during winter once the trees lose their foliage. The site is at an elevated location and the structures are prominent along the horizon when viewed directly from the residences.

6.4 Therefore Viridor are proposing to erect a 38.00m length of screen netting, to a height of 9.00m. This is with the aim of breaking up the horizon line and screening of the gas bubble.

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