

Sandfold Lane HWRC

Supporting Planning Statement

Permanent retention of the double stacked portable building (retrospective)

SUEZ Recycling and Recovery UK

March 2026



Project quality assurance information sheet

Sandfold Lane household waste recycling centre, Sandfold Lane, Manchester, M19 3BJ

Report status	Final
Report date	March 2026

Prepared by	Jonathan Wilson SUEZ recycling and recovery UK Assistant Planning Manager
Main contributors	Jonathan Wilson SUEZ Recycling and Recovery UK Assistant Planning Manager
Reviewed by	Emma Smyth SUEZ Recycling and Recovery UK Senior Planning Manager

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- Lev-PLN-0326-01-A3-Site Location Plan
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Appendixes

- Appendix A – BNG Statement

1. INTRODUCTION

- 1.1 This statement has been prepared by SUEZ Recycling and Recovery UK Ltd (SUEZ) to accompany a retrospective planning application for the permanent retention of the double stacked portable building at the Sandfold Lane household waste recycling centre (HWRC), Sandfold Lane, Manchester, M19 3BJ.
- 1.2 Planning permission 128223/FO/2020 was granted 18 December 2020 for the '*Installation of 2 stacked portable buildings to provide staff welfare facilities and office following demolition of existing office building and toilet units*'. Condition 1 requires the portable building to be removed from site by 17th December 2025 and a scheme submitted detailing measures to reinstate the site.
- 1.3 This application proposes the permanent retention of the double stacked portable building until it is no longer fit for purpose.
- 1.4 The following provides a description of the site and its surroundings, a description of the proposals, an assessment of the proposals against national and local planning policy and an assessment of the key considerations that need to be considered when determining the application.

2. THE APPLICANT

2.1. This application has been prepared and submitted by SUEZ Recycling and Recovery UK (SUEZ). SUEZ 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 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.

2.2. SUEZ is committed to core values that guide its operations and business practices. These values include:

- **Sustainability:** SUEZ places a strong emphasis on sustainability, aiming to protect and preserve the environment by promoting recycling, resource recovery, and waste management practices that minimise environmental impact.
- **Circular Economy:** SUEZ is dedicated to promoting the circular economy model, which focuses on reducing waste, maximising resource efficiency, and promoting the reuse and recycling of materials to create a closed-loop system.
- **Innovation:** SUEZ values innovation and strives to develop and implement cutting-edge technologies and solutions to address complex waste management challenges, optimise resource recovery, and support sustainable development.
- **Customer Focus:** SUEZ prioritises understanding and meeting the needs of its customers, working closely with them to deliver tailored and effective waste management and recycling solutions.
- **Health and Safety:** SUEZ places the highest priority on the health and safety of its employees, customers, and the communities it serves. The company is committed to maintaining safe working conditions and adhering to rigorous safety standards.
- **Social Responsibility:** SUEZ actively engages with local communities, promoting social responsibility initiatives and contributing to the well-being and development of the areas in which it operates.

3. SITE DESCRIPTION

- 3.1. Sandfold Lane HWRC lies wholly within the Manchester City Council boundary. The site is located approximately 1.5km north east of Levenshulme and approximately 5km south west of Manchester City Centre. The site is accessed directly off Sandfold Lane, which connects directly to the B6178. The site location is shown on drawing reference Lev-PLN-0820-01.
- 3.2. The site is located within an established industrial area. The site is bounded to the south and west by Sandfold Lane, along which lie brick built industrial units. A large depot building forms the eastern boundary of the site. There is a construction site to the north of the site and further are residential properties, approximately 75 metres north of the site.
- 3.3. There are no national or international statutory designations within a 4km radius of the site. However, a Local Nature Reserve (LNR) is situated approximately 0.5km south of the site. The application site is located within Flood Zone 1.

4. PLANNING HISTORY

- 4.1. The site is currently operational as a HWRC facility which forms part of the Greater Manchester Waste Contract. In 1998 the site was granted planning permission F28953 for the erection and operation of a civic amenity site and the transfer of civic amenity materials from the site. Planning permission 083803/FO/2007/N2 was then granted 30 October 2007 for the refurbishment of the existing HWRC.
- 4.2. Planning permission 18223/FO/2020 was granted 18th December 2020 for the 'Installation of 2 stacked portable buildings to provide staff welfare facilities and office following demolition of existing office building and toilet units'.
- 4.3. A non-material amendment (reference: 129983/NMC/2021) to permission 18223/FO/2020 was approved 28th April 2021 to amend the orientation of the portable building and reposition the external staircase.

5. THE DEVELOPMENT

- 5.1. This application seeks permission for the permanent retention of the double stacked portable building.
- 5.2. The portable building was granted planning permission in 2020 (128223/FO/2020), condition 1 required the portable building to be removed from site by 17th December 2025 and a scheme submitted detailing measures to reinstate the site.
- 5.3. According to the Officer's Report for Planning Permission 128223/FO/2020 the portable building '*would be sited for a temporary period of 5 years during which time a more permanent design solution can be brought forward, if required.*'
- 5.4. A more permanent design solution is not considered to be required. SUEZ typically seeks permanent planning permission for site offices of a similar nature across its network of HWRCs. Once a portable building becomes no longer fit for purpose or fails to meet modern operational standards, planning permission is sought for a replacement. The timeframe for replacement can vary, however, as the quality of portable buildings have improved over the years, their expected lifespan is now between 25 – 50 years.
- 5.5. This portable building shows no sign of disrepair and continues to meet operational requirements and standards.

6. ENVIRONMENTAL CONSIDERATIONS

6.1. This section of the report outlines the key environmental considerations.

Visual impacts

6.2. The location of the portable building was carefully selected so as not to incur any significant visual impacts. The building is of a similar height to existing infrastructure and surrounding uses and its retention will not result in any landscape or visual impacts.

Ecology and Biodiversity

6.3. The retention of the portable building will not result in the disturbance or removal of any vegetation. The building is sited entirely on hardstanding.

Flood Risk and Drainage

6.4. According to the Flood Map for Planning the site is located in Flood Zone 1, an area with a low probability of flooding. As this application does not propose any increase in the office floorspace or changes to its footprint, it will not result in any increase in flood risk to the site or the surrounding area.

Other Impacts

6.5. It is not considered that the proposal will have any other effects upon the environment including dust, odour and litter blow.

7. PLANNING POLICY CONSIDERATIONS

7.1. 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

National Planning Policy Framework

7.2. The National Planning Policy Framework (NPPF) was published in December 2024 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.

7.3. In line with the NPPF’s presumption in favour of sustainable development, efficient use of land and support for essential community infrastructure, the portable building entirely suitable for permanent retention. It remains necessary for the effective operation of the HWRC, is visually appropriate and accords with national planning objectives. Therefore, permanent permission is justified and consistent with national planning policy.

National Planning Policy for Waste (2014)

7.4. Whilst the NPPF contains most planning policy guidance at a National Level it does not contain waste policies. The National Planning Policy for Waste (NPPW) was published on 16 October 2014 by the Department for Communities and Local Government (DCLG), superseding Planning for Sustainable Waste Management (PPS10). NPPW sets out the key planning objectives, decision making principles and advice on determining applications.

7.5. The NPPW recognises that positive planning has a pivotal role to play in delivering England’s waste ambitions and sets out in paragraph 7, six points which waste planning authorities should consider in the determination of waste planning applications. Proposals which are not consistent with an up-to-date Local Plan, require demonstration of ‘need’ and they should not undermine the Local Plan objectives. Consideration of likely impacts on the local environment and amenity criteria are listed in Appendix B. Paragraph 7 of the NPPW seeks to ensure good design such that facilities can contribute positively to the character and quality of the area and waste planning authorities should ‘*concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced*’. The NPPW also ensures that ‘*land raising, or landfill sites are restored to beneficial after uses at the earliest opportunity*

and to high environmental standards through the application of appropriate conditions where necessary’.

Local Policy

7.6. The site falls within the administrative area of Manchester City Council. **Relevant** local policy comprises:

- Manchester’s Local Development Framework: Core Strategy (adopted 2012)

Manchester’s Local Development Framework: Core Strategy (adopted 2012)

7.7. The Core Strategy Development Plan Document 2012 -2027 (‘the Core Strategy’) was adopted by the Council on 11th July 2012. It is the key document in Manchester’s Local Development Framework.

7.8. Policy SP 1 (Spatial Principles) specifies *‘the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:*

a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;

b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.’

7.9. The existing portacabin meets all relevant design and site considerations. Its materials are durable and remain in excellent condition, showing no signs of degradation. The portacabin is considered to be appropriate to the wider site and its surroundings.

d. Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes;

e. Community safety and crime prevention;

f. Design for health;

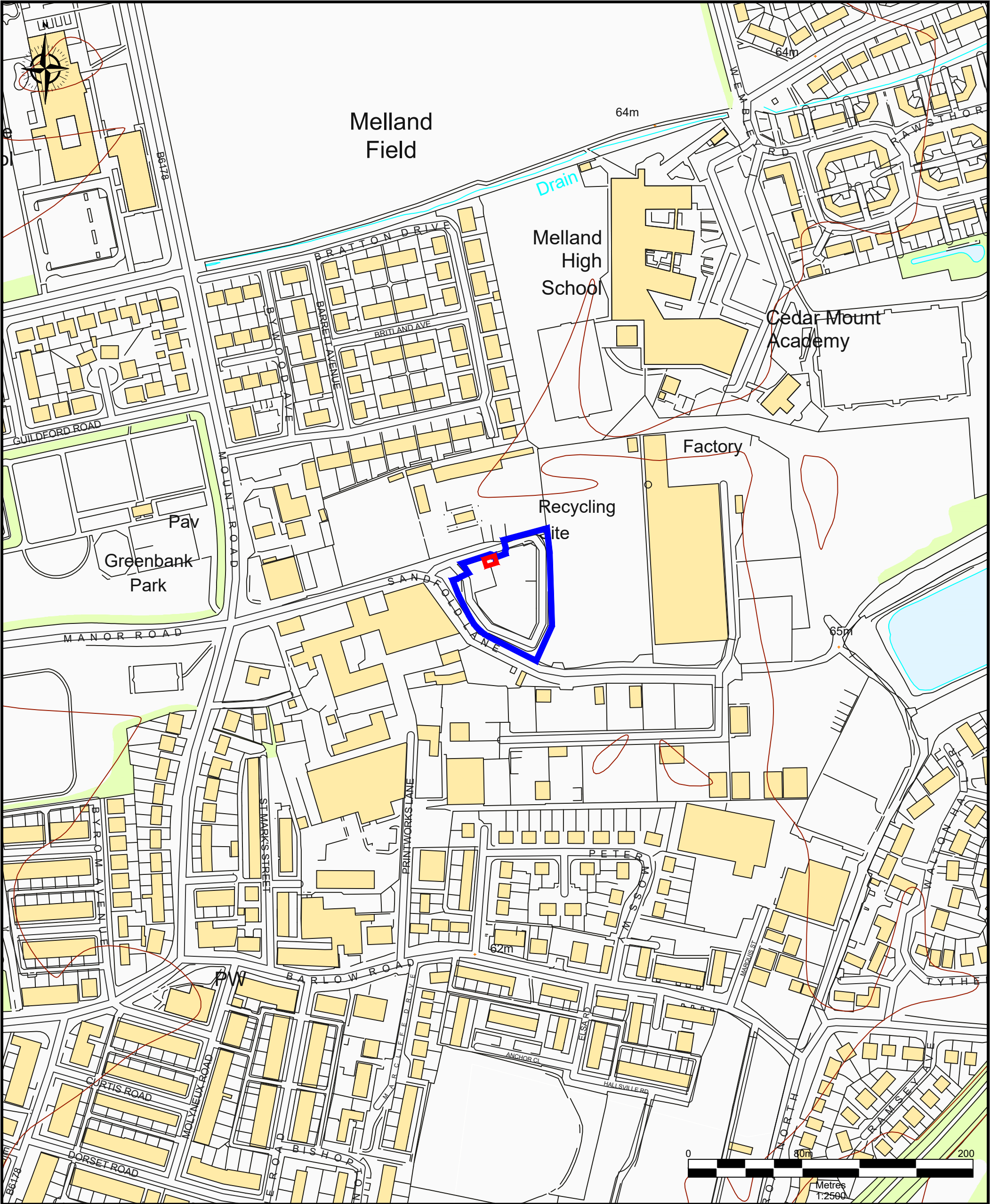
g. Adequacy of internal accommodation and external amenity space;

h. Refuse storage and collection.’

8. SUMMARY AND CONCLUSION

- 8.1. This planning supporting statement has been prepared by SUEZ and accompanies a planning application for the permanent retention of a double stacked portable building at the Sandfold Lane HWRC.
- 8.2. This planning assessment has concluded that the proposed retention will not result in any significant adverse impacts on local amenity or the environment. The building remains in excellent condition, continues to meet operational and welfare needs and is suitable for permanent retention. Taking the above into account it is considered that the proposed development is in compliance with the national and local policy and should be approved by Manchester City Council at the earliest opportunity.

DRAWINGS



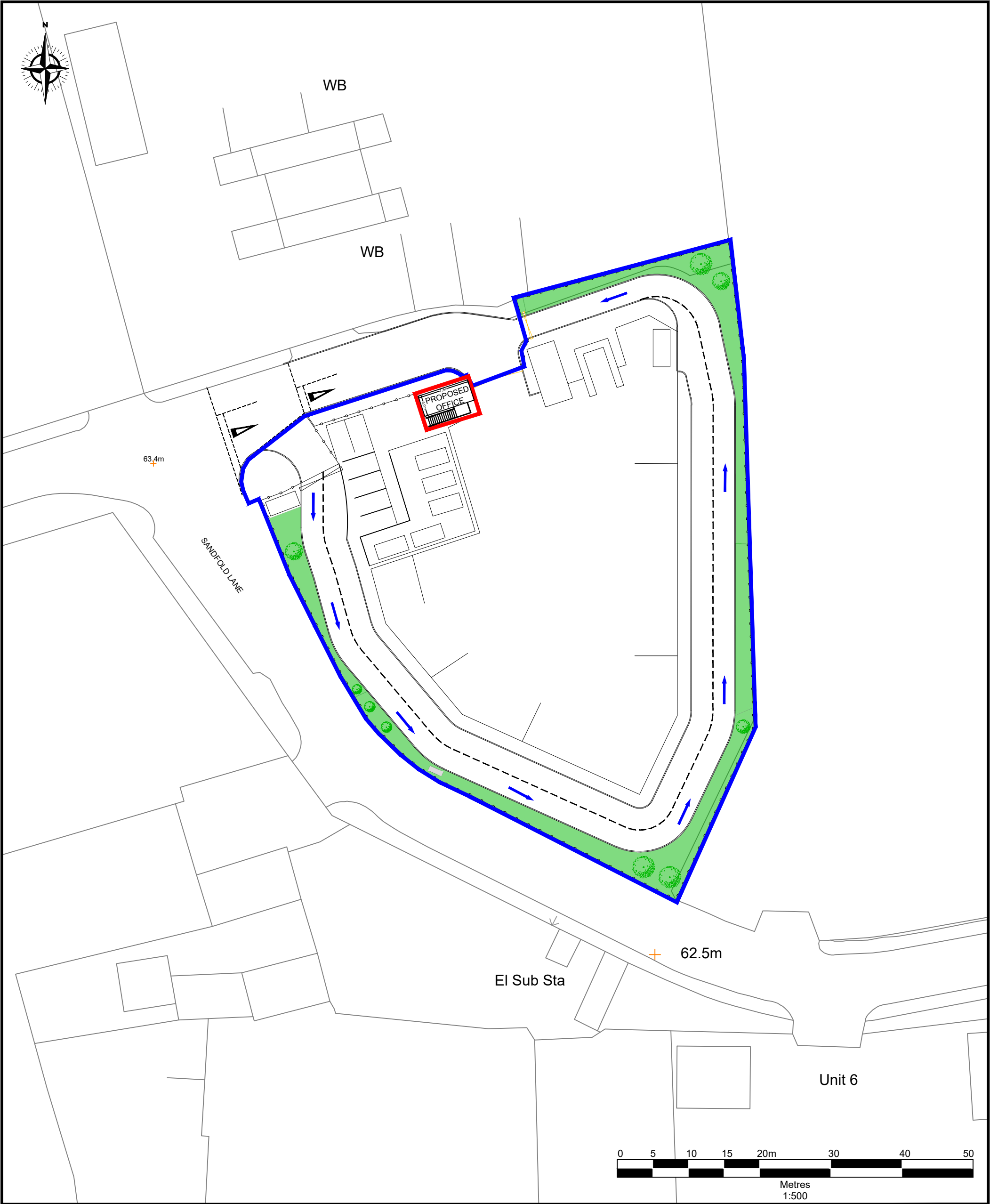
Notes

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Site Boundary

Application Boundary

 Darwen Resource Recovery Park, Lower Eccleshill Road, Darwen, BB3 0RP Tel: (01254) 819700, Fax: (01254) 819749, Email: richard.bisset@sita.co.uk	Site	Sandfold Lane HWRC	Scale	1:2500 @ A3	Drawn by	JA	Rev	subject	date
	Title	Site Location Plan	Date	March 2026					
			Drawing Ref	Lev-PLN-0326-01	Checked by	JW			

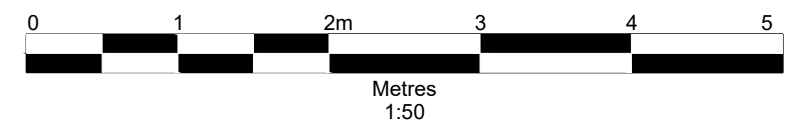
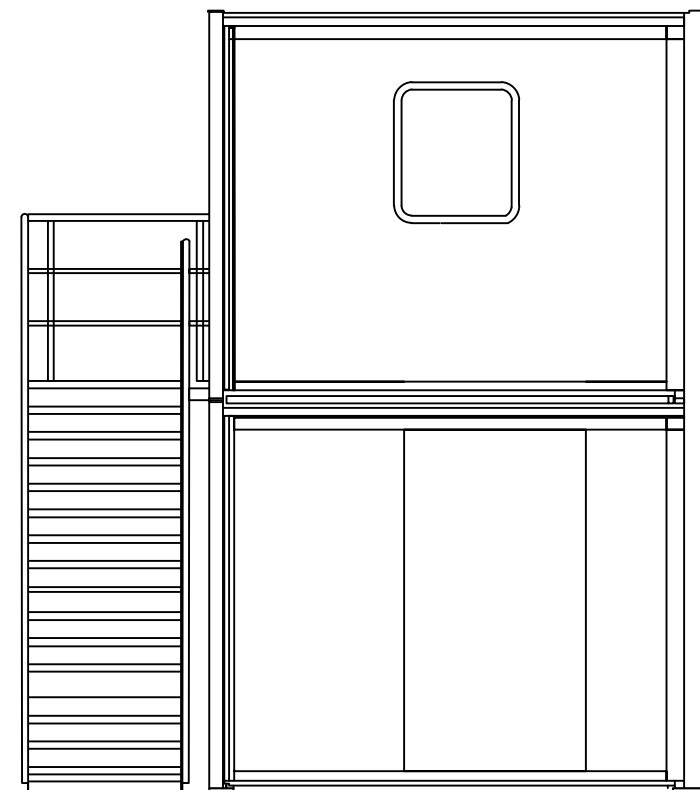
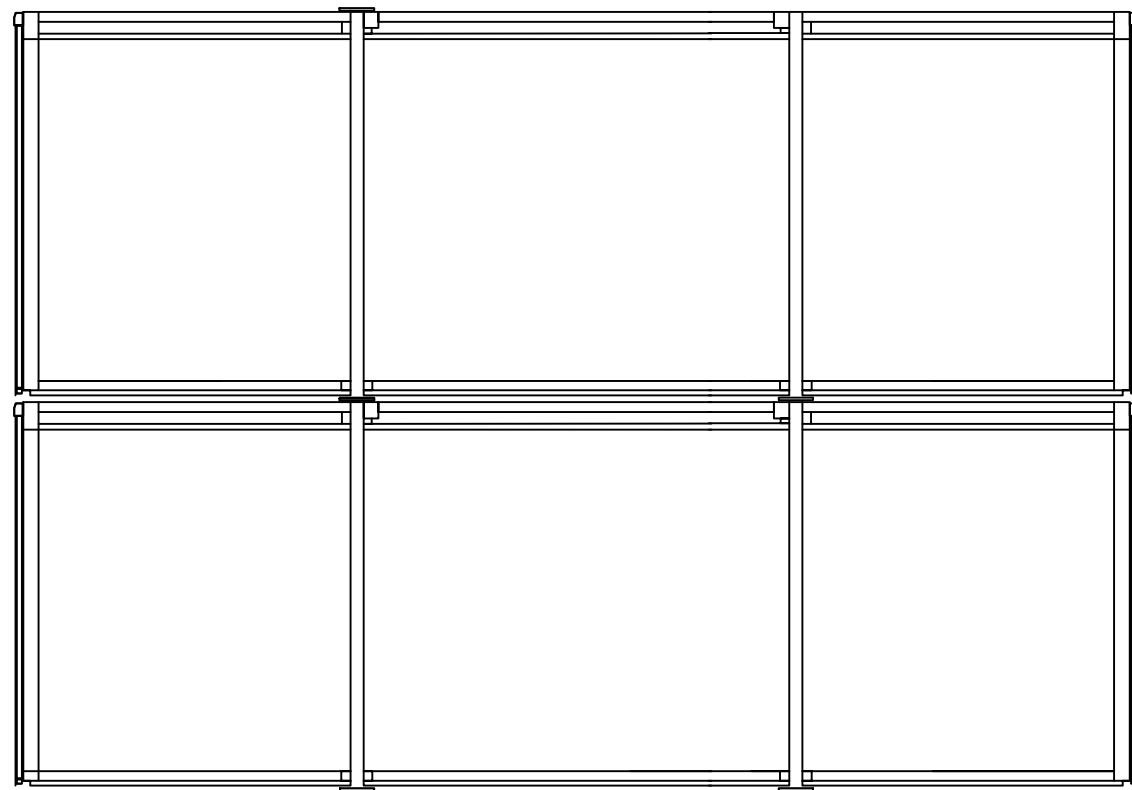
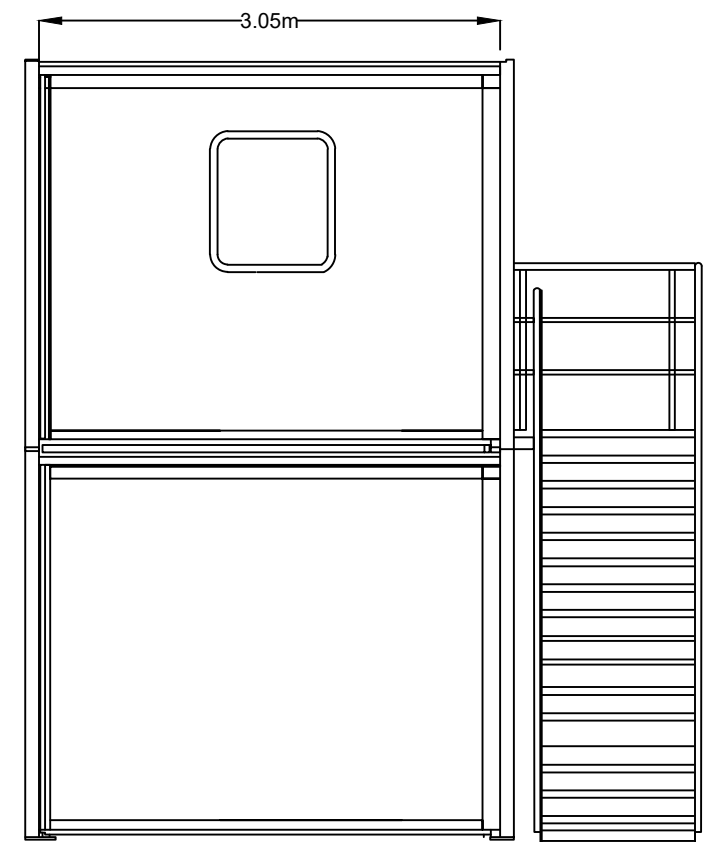
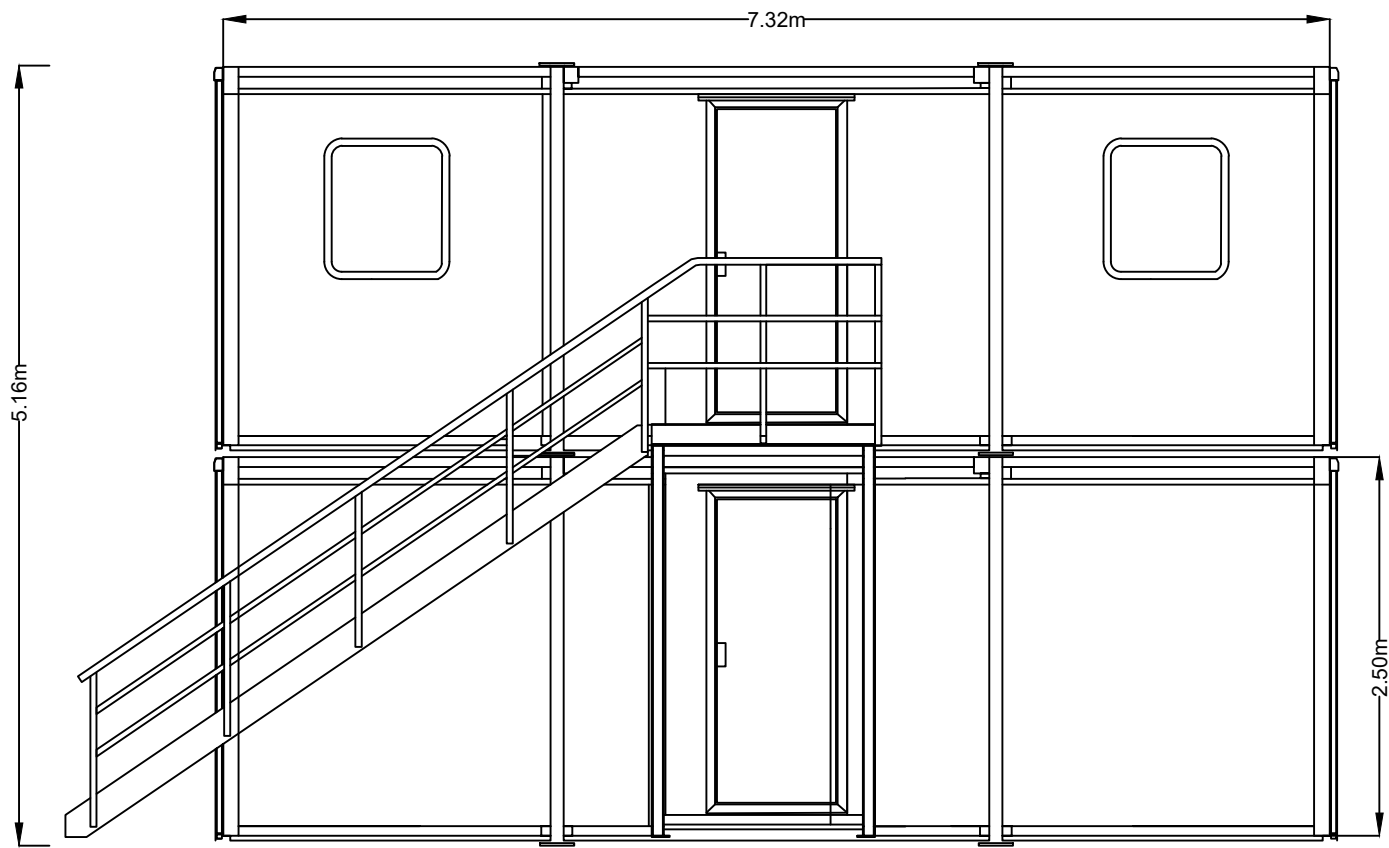


Notes

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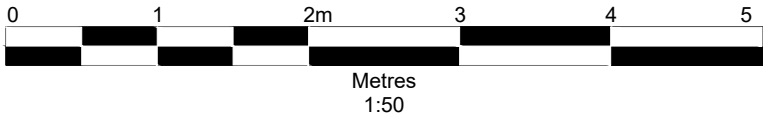
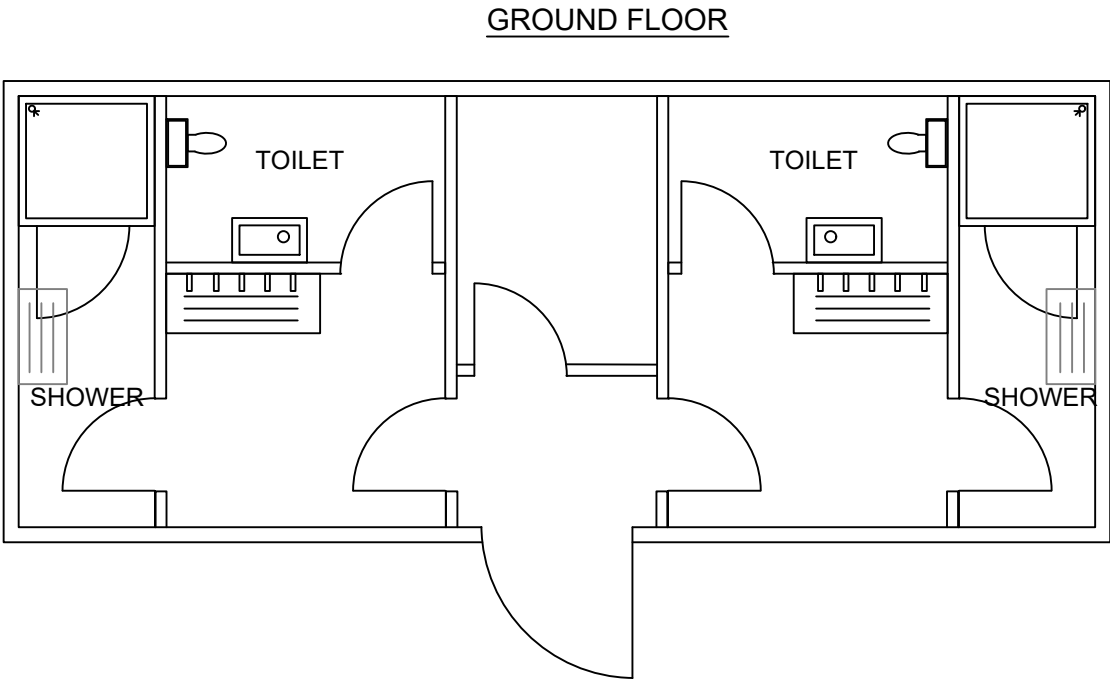
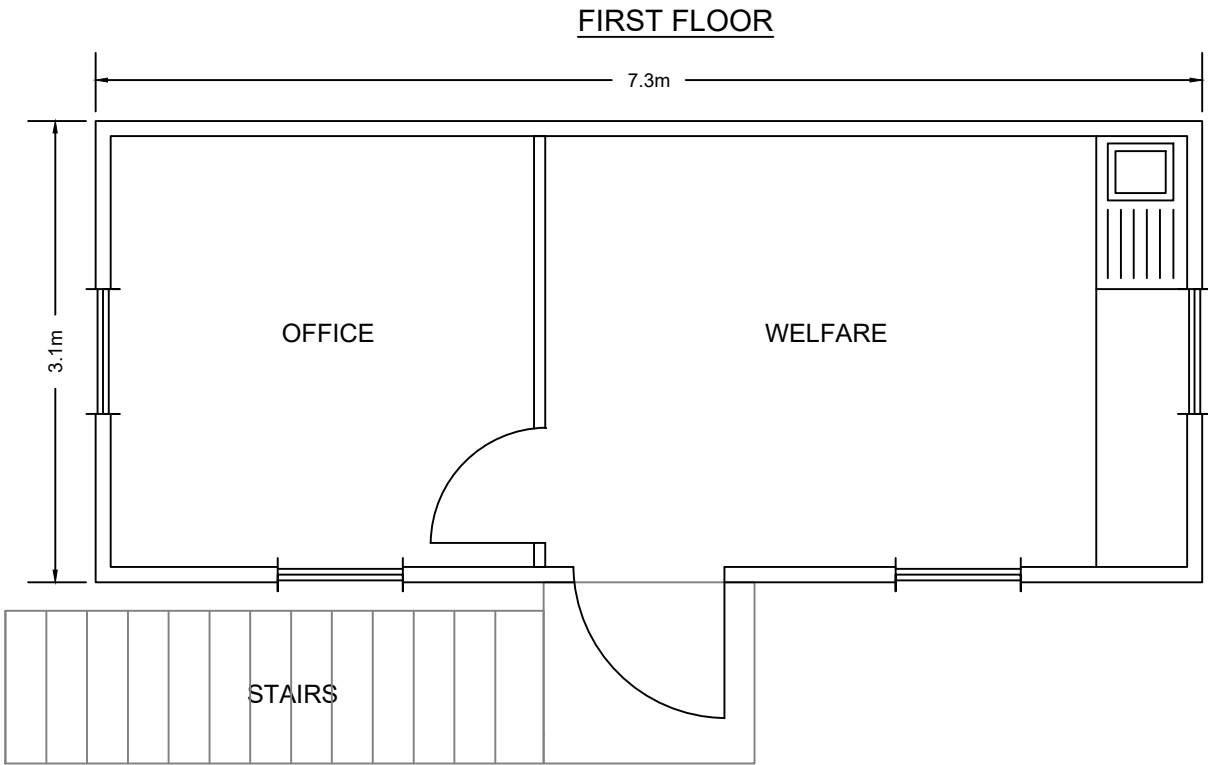
- Site Boundary
- Application Boundary

Site	Sandfold Lane HWRC	Scale	1:500 @ A3	Drawn by	JA	Rev	subject	date
	Title		March 2026					
Site Layout		Drawing Ref	Lev-PLN-0326-02	Checked by	JW			



Notes

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Rev	subject	date

 Darwen Resource Recovery Park, Lower Eccleshill Road, Darwen, BB3 0RP Tel: (01254) 819700, Fax: (01254) 819749, Email: richard.bisset@sita.co.uk	
Site Sandford Lane HWRC	
Title Floor Plans	
Scale 1:50 @ A3	
Date August 2020	
Drawing Ref Ech-WORK-0820-06	Drawn by RB
Checked by JW	

APPENDICES

APPENDIX A

Biodiversity Net Gain Statement

Planning application for the retention of the existing office

Sandfold Lane household waste recycling centre (HWRC), Sandfold Lane, Manchester, M19 3BJ.

- 1.1. In accordance with Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, this statement explains why the statutory biodiversity gain condition does not apply to the development.
- 1.2. The development is located entirely on existing hardstanding, which comprises impermeable surfaces that do not support any natural habitats or biodiversity features. No physical groundwork is required, as the cabins will be placed directly onto the existing hardstanding. As there is no vegetation, water bodies, or wildlife habitat currently present on the site, the proposed works will not result in any disturbance or loss to biodiversity.
- 1.3. The absence of any natural features means that the development will not lead to a reduction in ecological value, and there is no requirement for any biodiversity offsetting or mitigation measures. This results in a 0% net loss of biodiversity, and as such, the project qualifies for the de minimis exemption from the Biodiversity Net Gain (BNG) requirements. Therefore, no biodiversity enhancements or net gain measures are deemed to be necessary as part of this planning application. The proposed works are purely located on a hardstanding area with no ecological impact, which justifies that BNG obligations are not triggered.



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