

**REPORT FOR DECISION**

Agenda Item	
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**MEETING:** PLANNING CONTROL COMMITTEE

**DATE:** 27 JULY 2004

**SUBJECT:** TOWER FARM LANDFILL SITE, SANDFORD STREET,  
RADCLIFFE

**REPORT FROM:** BOROUGH PLANNING & ECONOMIC DEVELOPMENT  
OFFICER

**CONTACT OFFICER:** M SADIQ, SENIOR PLANNING OFFICER

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**TYPE OF DECISION:** Council

**REPORT STATUS:** For Publication

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**PURPOSE/SUMMARY:**

**Purpose**

The report informs the Planning Control Committee about the up to date situation concerning the landfill site at Tower Farm, Sandford Street, Radcliffe.

**Summary**

Since the issuing of the Stop and Enforcement Notices, restoration works at the site have progressed rapidly. It is anticipated that these works would be completed in the near future. Since the requirements of the Enforcement Notice have been, to a large extent, satisfied, there is no need for the Stop and Enforcement Notices. The Notices have therefore been withdrawn.

**OPTIONS AND RECOMMENDED OPTION (with reasons):**

The Committee is informed that the Stop and Enforcement Notices issued on 3<sup>rd</sup> February 2004 in respect of the landfill operation at the above site, have been withdrawn.

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**IMPLICATIONS -**

**Financial Implications and Risk Considerations** N/A

**Corporate Aims/Policy Framework:**

Do the proposals accord with the Policy Framework? Yes

Are there any legal implications? No

**Considered by Monitoring Officer:**

**Statement by Director of Finance and E-Government:**

**Staffing/ICT/Property:** N/A

**Wards Affected:** Radcliffe East

**Scrutiny Interest:** N/A

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**TRACKING/PROCESS****DIRECTOR: Philip Allen**

Chief Executive/ Management Board	Executive Member/ Chair	Ward Members	Partners
Scrutiny Panel	Executive	Committee	Council

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**1.0 BACKGROUND** (brief)

1.1 Members will be aware that planning application ref. 38240/01 for the variation of conditions leading to the extension of the time period for completion of the landfill operations at the above site was refused on 11<sup>th</sup> November 2003 for the following reasons:

“The site is already overtipped with a substantial quantity of surplus waste available for disposal. The development is in breach of several planning conditions and requirements of the Section 106 Agreement relating to the phased restoration of the site and provision of the measures for the long term monitoring and control of leachate and landfill gas. The proposed variation of conditions would result in the intensification of the over tipping of the site leading to an unsatisfactory form of development with no adequate leachate

and landfill gas control measures in place and would be detrimental to the environmental and residential amenity of the area”.

- 1.2 Despite the refusal of planning permission, landfill operations including the importation of waste, continued on the site. To secure cessation of the unauthorised works and satisfactory development of the site, a Stop Notice and an Enforcement Notice were issued on 3<sup>rd</sup> February 2204. Whilst the Stop Notice requires cessation of the additional imported waste to the site, the Enforcement Notice, amongst others, requires completion of the landfill operations and restoration of the site to levels compatible with the approved levels and submission of details for compliance with planning conditions concerning landfill gas/leachate monitoring and the enhancement of Radcliffe Tower.
- 1.3 The applicants have lodged an appeal to the Planning Inspectorate against the Stop and Enforcement Notices and a local public Inquiry into the appeal is scheduled to take place on 14<sup>th</sup> and 15<sup>th</sup> September 2004.

## **2.0 ISSUES** (brief)

- 2.1 Recent site inspections by Officers of this Council and the Greater Manchester Geological Unit indicate that for most parts, the infill operations on the site, have been completed and restoration works including grading and contouring of fill and cover materials commenced. Indeed, the areas comprising phases 1, 2 and partly 3 have largely been infilled and covered with sub and top soils. Although, the remaining parts of the site (Phase 4 and partly phase 3), require further infilling, however, this is currently being progressively carried out by utilising imported soil which is permissible within the terms of Enforcement Notice.
- 2.2 With regard to planning conditions, the applicants have submitted further information concerning landfill gas monitoring which is currently being considered for compliance purposes. The applicants have requested a meeting with Officers of the Council to resolve these issues prior to the conduct of the local public Inquiry.
- 2.3 Since the service of the Stop and Enforcement Notices, restoration works on the site have progressed rapidly and information required in relation to compliance with planning conditions submitted. Although the finished contour levels of the site would be somewhat higher than those approved in the planning consent, it is not considered that this would have a seriously detrimental effect either in terms of the visual amenity of the area or the approved after use of the site as a golf course. In this respect, I believe that the Enforcement Notice has been effective and instrumental to help secure the restoration of the site.

## **3.0 CONCLUSION** (brief)

- 3.1 Since the requirements of the Enforcement Notice, to a large extent, have been satisfied there is no need for the Stop and Enforcement Notices anymore. Both the Stop and Enforcement Notices have been withdrawn. Any

outstanding issues could be resolved by way of negotiations or if necessary by serving another Enforcement Notice in relation to any specific issue.

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**List of Background Papers:-**

Planning application ref: 33950/97 : Restoration of Tower Farm with change of use to a 9 hole golf course.

Planning application ref: 38240/01 : Variation of Conditions

Stop Notice and Enforcement Notice issued on 3<sup>rd</sup> February 2004

**Contact Details:-**

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