

Ward: Whitefield + Unsworth - Unsworth

Item 01

Applicant: Valencia Waste Management Ltd

Location: Pilsworth Quarry, Pilsworth Road, Bury, BL9 8QZ

Proposal: Erection and operation of a Material Recycling Facility and associated works

Application Ref: 69956/Full

Target Date: 17/11/2023

Recommendation: Approve with Conditions

Description

The application concerns a development at the Pilsworth South Quarry which is situated to the south of Pilsworth Road and just to the east of the M66 motorway. The application site is located within the boroughs Green Belt.

Planning permission is sought for a Proposed Materials Recycling Plant located on land to the west of the office buildings on the site. The proposed building will extract recyclables and inert materials from being deposited on the landfill. The proposed building would measure 52m by 39m. It would have an eaves height of approximately 9m and a ridge height of circa 12.5m. The building is proposed to be a steel portal frame on breeze block with internal breeze-block push walls and steel cladding externally and to the roof.

The proposed Materials Recycling Plant is to be accessed via the existing road junction to the landfill site, utilising the existing weighbridges and offices.

The application states the proposed development will be removed from the site during the restoration of the landfill.

Previous applications have included proposals similar to this application (approved under Bury MBC planning ref: 47617) which have not been constructed.

Relevant Planning History

28072 - Revised landfill and restoration scheme - Approved with Conditions, 04/03/1993

29828 - Outline: Installation of Generator run from Gas produced in a Gasifier using short rotational coppice as the fuel together with associated barn for storage of fuel - Approved with Conditions, 11/08/1994

30237 - Extension to Existing quarrying and landfilling operations including restoration in part to agriculture and woodland - Approved with Conditions, 20/07/1995

31264 - Erection of mobile landfill gas flare unit - Approved, 14/09/1995

36972 - Extension to the Energy Centre, including the provision of leachate treatment lagoons and revised landfill - Approved with Conditions, 16/02/2021

43575 - Erection of Modular building for use as environmental education centre - Approved with Conditions, 23/12/2004

45528 - Extraction of Sand and Gravel from extension area prior to creation of approved

landscape buffer zone including in part backfilling and restoration with controlled waste - Approved with Conditions, 01/03/2006

47617 - Waste Reception, Transfer, Recycling and Pre-Treatment Facility = Approved with Conditions, 21/05/2007

54012 - Waste Reception, Transfer, Recycling and Pre-treatment Facility - Approved with Conditions 09/08/2011

53453 - Vertical and lateral extension, re-phasing and enhanced restoration and ecological scheme at Pilsworth South Landfill within the consented site boundary - Approved with Conditions, 09/05/2012

54563 - Scrap metal and aggregate/soils recycling facility - Approved with Conditions, 25/01/2012

54831 - Revised restoration and ecological scheme to Pilsworth North Quarry and Landfill (Amending approval 34895) - Withdrawn by Applicant, 14/03/2013

58004 - Installation of a pilot energy storage system and associated development for a 2 year operational period - Approved with Conditions, 10/12/2014

59691 - Erection of 2 no. leachate storage tanks and associated works - Approved with Conditions, 08/08/2016

61708 - Erection of a security fence and gates to the perimeter of the site - Approve with Conditions 25/08/2017

62626 - Non material amendment following grant of planning permission 59691 for change to the layout of the proposed leachate tanks and a reduction in the height of the proposed tanks. Minor amendments to associated infrastructure. - Approve with Conditions 13/04/2018

66971 - Non material amendment following approval of planning permission 65157- Changes to plan dimensions of tanks and position of fences - Approved with Conditions 08/06/2021

Two of the above-mentioned planning applications are particularly relevant to this applicant. Firstly, the extant consent for landfilling ref: 53453 which allows landfilling to continue at the site until 2028. Within the application, the applicant advises an application will be submitted in due course to seek an extension to landfilling operations.

Secondly, the planning approval ref: 47617 for a 'Waste Reception, Transfer Recycling and pre-treatment facility' which was proposed on land to the south of the offices/weighbridge. This approved development was not constructed.

Publicity

The proposed development has been advertised within the Press and by Site Notice due to being Major Development and has also been advertised as a Departure from the Development Plan also due to its location within the Green Belt.

5 letters of objection have been raised from nearby residents who raise the following concerns:

Amenity

- Raises concerns about the odour smells from the landfill - advising it is smelt from up to 2 miles away
- States odour and flies from the property are "horrendous"
- Notes air quality has been noticeably poor in within the last decade as a result of smell of the landfill.
- No longer landfill, it is an artificially created mountain, an uncapped and stinking eyesore.
- States that the Viridor site is bordered on three sides by public footpaths/bridleway/cycleway, and the smells emanating from it are discouraging

Impact on the local highway network

- Raises concern that the proposal will cause further traffic around Junction 3 of the M66 leading to more motorists queuing on the hardshoulder of the M66 to exit the motorway.
- Raises concerns that extra development will add to traffic congestion which already leads to long queues of traffic.
- Asserts the applicants' statements about little traffic impact on Pilsworth Road, Croft Lane and the M66 are not credible.
- Raises concerns about the potholes on Pilsworth Road and questions why the potholes are not filled in.

Other Matters

- Questions when the landfill will end, stating it was only supposed to be a landfill site for 5 years.
- Objects to further development stating the Viridor site has exceeded its proposed life expectancy and is a blight on Bury.
- Asserts there must be potential for toxins from the landfill site to leach into local waterways.

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to the measures and facilities detailed in the 'Construction Management Plan' being implemented to the satisfaction of the Local Planning Authority and be adhered to throughout the construction period.

Borough Engineer - Drainage Section - No comments or observations received.

Waste Management - No comments or observations received.

Environmental Health - Contaminated Land - No objections, subject to conditions requiring contaminated land site investigation, detailed risk assessment and remediation strategy, and electric vehicle charging provision for at least 20% of the proposed parking spaces.

Environmental Health - Pollution Control - No objections.

Greater Manchester Ecology Unit - No objections, subject to issues relating to biodiversity enhancement measures being secured via condition.

The Coal Authority - No objections, subject to conditions requiring intrusive site investigations to be carried out on site to establish the risks posed to the development by past coal mining activity, and; any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed and a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the

approved development.

Transport for Greater Manchester - No objections, advising the quantum of development hereby proposed does not trigger the requirement of a highway impact review.

United Utilities (Water and waste) - No objections, subject to the imposition of a condition requiring a sustainable surface water drainage scheme and a foul water drainage scheme to be submitted and approved prior to the commencement of development.

Planning & Building Regs consultation Fire Protection Dept Bury Fire Station (Part B)
- No comments or observations received.

Environment Agency - No objections.

Health & Safety Executive - Quarries - No comments or observations received.

Minerals and Waste Planning Unit - No objections.

G M Archaeological Advisory Service - No objections.

National Highways - No objections

Active Travel England - No objections

Greater Manchester Police - designforsecurity - Initially advised a Crime Impact Assessment should accompany this application. On submission of the Crime Impact Statement, GM Police were re-consulted. Any response subsequently received will be reported to Members within the Supplementary Report.

Rochdale MBC - No objections but request the site provides adequate wheel washing facilities for vehicles exiting the site.

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Unitary Development Plan and Policies

OL1	Green Belt
OL1/2	New Buildings in the Green Belt
OL1/5	Mineral Extraction and Other Development in the Green Belt
EN9	Landscape
EN9/1	Special Landscape Areas
MW1	Protection of Mineral Resources
MW1/1	Areas of Search
EN7/1	Atmospheric Pollution
HT2/4	Car Parking and New Development
HT2/7	Lorry Parking
HT2/10	Development Affecting Trunk Roads
GMMWP	Greater Manchester Minerals and Waste Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

Environmental Impact Assessment Screening

This proposal exhibits characteristics that would best be related to Schedule 2 Section 11(b) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), which is defined as: "Installations for the disposal of waste (unless included in

Schedule 1)".

Set against the indicative thresholds and criteria advice the proposal individually and in combination with existing and planned development does not breach the thresholds identified in the particular sections of the Regulations and Planning Practice Guidance.

Based on the consideration of both the criteria within Schedule 3 of the Regulations for Schedule 2 Sections 11 (b), and the Planning Practice Guidance it is considered that EIA would not be required in this instance.

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations, including relevant policies in the emerging Places for Everyone Joint Development Plan.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

The Places for Everyone Joint Development Plan Document (PfE) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is intended to provide the overarching framework to strategically manage growth across the boroughs.

PfE was published in August 2021 and subsequently submitted to the Secretary of State in February 2022. Inspectors have been appointed to carry out an independent examination of the Plan with the hearing sessions commencing in November 2022 and were concluding in July 2023. The examination of the plan is on-going.

Whilst PfE cannot be given full weight until it is adopted, its advanced stage of preparation means that it is now considered reasonable that the Plan (as proposed to be modified) should be given weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework.

Consequently, the principle of this application has been considered against the Plan (as proposed to be modified).

Principle of Development

The application site falls within the Green Belt (UDP Policy OL1) and Special Landscape Area (UDP Policy EN9/1), as defined by the adopted Unitary Development Plan (UDP). The site also falls within an Area of Search for Minerals (UDP Policy MW1/1) within the adopted Unitary Development Plan (UDP).

Green Belt

In relation to proposals that affect the Green Belt, Paragraph 147 of the National Planning Policy Framework (NPPF) makes it clear that inappropriate development is harmful to the green belt and should not be approved except in Very Special Circumstances.

Paragraph 149 specifies that Local Planning Authorities should regard the construction of new buildings as inappropriate development in the Green Belt and should not be approved except in very special circumstances. The NPPF states that "When considering any planning application, local planning authorities should ensure that substantial weight is

given to any harm to the green belt. 'Very special circumstances' will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations".

Although the application involves inappropriate development in the Green Belt, it includes a satisfactory case for 'very special' circumstances to justify the development. The proposals seek to undertake an activity which is directly linked to the existing landfill and can therefore be considered to be ancillary to the current activities on site. The proposed development is also temporary in nature and does not prevent the restoration of the site in the future as the building and machinery will be removed prior to the cessation of landfilling.

Given the above, in the context of national planning policy, the proposed development will not impact on the permanence of the Green Belt and 'very special' circumstances exist to justify the development, in principle therefore, the proposal is not considered to be an inappropriate use in the Greenbelt.

The Places for Everyone Joint Development Plan Document (PfE) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is intended to provide the overarching framework to strategically manage growth across the boroughs. PfE was published in August 2021 and subsequently submitted to the Secretary of State in February 2022. Inspectors have been appointed to carry out an independent examination of the Plan with the hearing sessions commencing in November 2022 and were concluding in July 2023. The examination of the plan is on-going.

Whilst PfE cannot be given full weight until it is adopted, its advanced stage of preparation means that it is now considered reasonable that the Plan (as proposed to be modified) should be given weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework. Consequently, the principle of this application has been considered against the Plan (as proposed to be modified). However, the principle of this proposal does not give rise to any conflict with PfE policies.

Based upon the above, the proposal is acceptable in principle.

The proposals impact on minerals resources and the visual amenity and character of the landscape in which the application site is set will be assessed under the visual amenity section of this report.

Mineral Safeguarding

The site falls within an Area of Search for Minerals (UDP Policy MW1/1). However, the site has already been quarried for its minerals and is now being used for landfill purposes.

The application site is within a Mineral Safeguarding Area, as defined within the Greater Manchester Minerals and Waste Plan. This site has been extracted of its minerals and is now a landfill site.

The general premise of the proposed development that provides for the recycling, processing and recovery is in accordance with and supported by the Objectives and Policies set out in the Joint Waste Plan and is therefore acceptable on this ground.

Ground Conditions

The site historically remained undeveloped until the development of the landfill when this area of the site has been in use for hardcore screening. Surrounding historical uses have included a sand quarry and more recently a landfill with offices, car parking and weighbridges. The site is currently in use as a storage area.

The site is in close proximity to two landfill sites and a number of ponds are situated to the east and south of the site. The site is situated above the Lower Coal Measures Formation Secondary A Aquifer which is overlain by Glaciofluvial Sand and Gravel.

A Phase 1 Desk Study and Preliminary Risk Assessment Report has been received and commented on by this Section (please see attached response). Further investigation has been recommended and is required prior to any development commencing on site. It is therefore recommended that this be secured by condition, along with any remediation considered to be necessary to make the site safe. A condition is also recommended which would ensure any remediation is carried out to a satisfactory standard.

Coal Mining Legacy

The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority records indicate that a thick coal seam outcrops at or close to the surface of the site which may have been worked in the past and historic unrecorded underground coal mining is likely to have taken place beneath the site at shallow depth. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases. The site also lies within a Surface Coal Resource Zone.

The Coal Authority advise that the applicant has obtained appropriate and up-to-date coal mining information for the proposed development site. This information has been used to inform a Coal Mining Risk Assessment (or equivalent) (June 2023, prepared by Wardell Armstrong) to accompany the planning application.

The report is able to identify that, based upon a review of available information, there is a risk of unrecorded shallow mine workings to be present beneath the site due to Arley coal seam conjectured to outcrop at the site. The thickness of superficial deposits is currently unknown and the report affirms that it is possible that should such workings collapse, voids at ground surface (crown holes) may develop. Accordingly, the report recommends that the applicant should carry out a suitably designed rotary borehole investigation and on completion interpret the data and review the risk assessment.

The Coal Authority recommend that intrusive site investigations should be designed and undertaken by competent persons and should be appropriate to assess the ground conditions on the site in order to establish the coal-mining legacy present and the risks it may pose to the development and inform any remedial works and/or mitigation measures that may be necessary. The Coal Authority have therefore recommended a planning condition be imposed to secure the above.

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. The Planning and Development Team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if their data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, they advise, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel. Officers therefore recommend suitably worded planning conditions to ensure mine gas does not adversely affect future users of the proposed building.

Based on all of the above, subject to the recommended planning conditions, planning conditions can be imposed to ensure the site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability, landfill and mine gases, and contamination, in accordance with the requirements of the National Planning Policy Framework.

Heritage

Greater Manchester Archaeological Unit have been consulted on the application. Having checked their records they are satisfied that the proposed development does not threaten any known or suspected archaeological heritage. On this basis there is no reason to seek to impose any archaeological requirements upon the applicant.

Biodiversity

A valid ecological report has been provided this included eDNA surveys for great crested newts. No evidence of any protected species or other wildlife was found. Given the site is primarily bare earth, within an existing active quarry/landfill, Officers have no reason to doubt the findings of the report. Whilst some of the piles of waste could provide theoretical cover for nesting birds etc, Greater Manchester Ecology Unit is satisfied that the risks are very low.

Contributing to and Enhancing the Natural Environment

Paragraph 174 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The application site is primarily bare ground with photographs indicating sparse and scattered early successional vegetation. The wildlife value of the site is negligible. Any biodiversity measures would likely result in an overall enhancement to biodiversity. Given the entire site technically has a restoration plan, any habitat creation measures implemented now, would likely be of temporary to medium term. The best approach would therefore be as suggested by the consultant to provide bird boxes around the perimeter of the site on existing trees. The details are therefore secured by planning condition.

Parking and Highway Safety

UPD Policy HT2/4 - Car Parking and New Development requires all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's parking standards, laid out in SPD11.

The application is supported by a satisfactory number of parking bays and also swept path analysis demonstrating HGV's can manoeuvre around the site in a forward gear. The proposals indicate that the proposed development would result in approximately 8 additional vehicles going to and from the site per day.

Design and Visual Amenity

The application site is within a Special Landscape Area, as defined upon the Proposals Map associated with the adopted Unitary Development Plan.

UDP Policy EN9/1 states that in those areas identified on the Proposals Map as Special Landscape Areas, any development which is permitted will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas. Any development on the site should be subject to strict control to protect or enhance the character of these areas.

UDP Policy EN1/1 regarding Visual Amenity also states that development will not be permitted where proposals would have a detrimental effect on the visual amenity both

within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys. The site is designated as Green Belt and as a Special Landscape Area.

The Landscape and Visual Assessment submitted with the application concludes that the visual effects of the proposals are minimal and that there are no adverse significant effects.

The proposed height and extent of the proposed building is governed by the operational needs of vehicles discharging their loads within the building and the space required to operate in safety the storage, sorting, separating, recycling and loading activities. Nevertheless, the design and location has taken into account, where possible, the surrounding environment which includes a designation as Special Landscape Areas (Policy EN9/1). Thus, the site is in a location that is least obtrusive in terms of the surrounding topography and the existing substantial tree screen along the motorway. The colour of steel cladding proposed to the walls and roof have not been stated within the application and therefore it is recommended this aspect be controlled by planning condition. Provided suitably coloured materials are used, in the near vicinity the appearance of the building would be absorbed by the nearby topography and tree screen. In terms of more distant views the main impact of the building would be that the top portion of the building may be partly visible over a long distance from the south and west and then only from a limited number of properties at an oblique angle. The mound that has been created at the site - see Photograph no. 4 will also screen the building from longer range views. It should also be noted that the structure would not be permanent but would remain in place only for the duration of the tipping operation and would be demolished on its completion.

As the proposal is temporary in nature and the buildings and machinery would be removed following cessation of the landfill any impact on the Special Landscape Area is reversible and the character of the landscape will be improved once restoration of the quarry site has taken place. A planning condition is recommended to ensure the building would be removed on cessation of the landfill site. Subject to this condition, and a condition requiring details of colouring of the materials, it is therefore considered that the proposal is not in conflict with UDP Policy EN9/1 or UDP Policy EN1/1.

Residential Amenity

The landfill site is surrounded by a small number of sporadic residential receptors. The nearest residential property to the landfill operations is Jackson Fold some 60m to the north of the existing landfill boundary on the opposite side of Pilsworth Road. The Three Arrows Inn and a set of three cottages; the Boskins/Whippletree Cottage/Coal Pits Farm) lie 235m and 400m east of the proposed landfill boundary respectively. Four dwellings known as Pilsworth Cottages abut the Pilsworth South Landscape Buffer Zone (LBZ) some 320m south of the consented landfill boundary. Further south of the site, and beyond the deeply incised valley of Brightley Brook, there are a number of scattered dwellings; all of these are over 500m from the Landscape Buffer Zone. A group of dwellings known as Hollins Estate lies further afield over 600m from the proposed development site on the opposite side of the M66.

The concerns raised in the representations are fully acknowledged, however, this application must be assessed on its own merits. The proposal seeks to minimise the amount of material going to landfill by intercepting waste that is heading for landfill and extracting recyclable materials which would then be removed from site for recycling, re-use. recovery by third parties elsewhere.

Whilst odour from the existing landfill will not be affected as part of these proposals, the proposal will not result in odour conditions changing that would be any worse than nearby residents already experience, as all waste currently enters the site and goes straight to

landfill, whereas this proposal seeks to minimise the amount of material going into the landfill. The proposals are therefore acceptable in this regard pursuant to Policy EN7/1 of the Bury Unitary Development Plan and the National Planning Policy Framework.

Utilities, Drainage and Flood Risk

Paragraph 167 of the Framework (2021) states that Local Planning Authorities should ensure flood risk is not increased elsewhere (i.e. outside areas at risk of flooding) and only consider development appropriate in areas at risk of flooding where proposals are informed by a site-specific flood risk assessment.

UDP Policy EN5/1 concerns itself with new development and flood risk and states the Council will not permit new development, including the raising of land, and the intensification of development, where such development would be at risk from flooding, or would be likely to increase the risk of flooding elsewhere, or affect river flood defences.

The application site is located in Flood Zone 1 which is identified as being an area which has the lowest risk of flooding. United Utilities have viewed the proposals have recommended a condition relating to drainage be imposed, should Members be minded to approve the proposals. This condition is duly recommended.

Crime and Security

Both the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) set out guidance in creating safe and accessible communities. Paragraphs 58 and 69 of the NPPF recommend that local planning authorities ensure their policies and decisions aim to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. The Design section of the PPG includes crime prevention and security measures.

A Crime Impact Statement has been submitted and Whilst GM Police have not yet provided any views on the submitted Crime Impact Statement, Officers are satisfied that the building would be located on what is a secure site, with the crime prevention measures currently operated by the applicant. The proposal is therefore acceptable in this regard.

Conclusion

Although the application involves inappropriate development in the Green Belt, by virtue of this being a new building in the Green Belt, the submission includes a satisfactory case for 'very special' circumstances to justify the development. The proposals seek to undertake an activity which is directly linked to the existing landfill and can therefore be considered to be ancillary to the current activities on site. The proposed development is also temporary in nature and does not prevent the restoration of the site in the future as the building and machinery will be removed prior to the cessation of landfilling.

Given the above, in the context of national planning policy, the proposed development will not impact on the permanence of the Green Belt and 'very special' circumstances exist to justify the development, in principle therefore, the proposal is not considered to be an inappropriate use in the Greenbelt.

Subject to all of the recommended planning conditions being imposed, the proposal is considered to be acceptable in all other regards and it is thus recommended that the application be approved.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development shall only remain in place until landfilling ceases on site. The Material Recycling Facility building, hardstanding areas and other associated structures shall be removed and the land fully restored in accordance with already approved drawings LE10698/EIA 4.14 rev B and LE10698/EIA 4.15 approved under application 53453, not later than the 12 months after the cessation of landfilling operations, or in accordance with any subsequent variations to the approved landfilling operations or restoration scheme agreed beforehand in writing with the Local Planning Authority.

Reason: To safeguard the landscape character and appearance of the area pursuant to Policies OL1/5 - Mineral Development and Other Development in the Green Belt. EN1/1 - Visual Amenity and EN9/1 - Special Landscape Areas of the Bury Unitary Development Plan and the National Planning Policy Framework.

2. This permission relates to the following plans and documents:

Drawing no. EC:9595.D01.002: Location Plan @ 1:2500;

Drawing no. ECL.9595.D01.004 A: Proposed Building Elevations;

Drawing no. ECL.9595.D01.007: Proposed parking plan layout;

Drawing no. ECL9595. D01 003: Swept Path Analysis;

Drawing no. ECL9595.D01/008: Proposed Section Plan;

Preliminary Ecology Appraisal; and

Appendix 1 Construction Management Plan

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

3. No development shall commence unless and until:-

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;

- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

4. No development shall commence until;

- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

5. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy EN5/1 of the Bury Unitary Development Plan and the National Planning Policy Framework.

6. The measures and facilities detailed in the approved 'Construction Management Plan' shall be implemented to the satisfaction of the Local Planning Authority and be adhered to throughout the construction period, with the measures retained and facilities used for the intended purpose for the duration of the construction period.

Reason: To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate construction traffic access and materials storage arrangements for the duration of the demolition and construction periods and that the adopted highways are kept free of deposited material from the ground works operations.

7. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policies ENV1 - 'Visual Amenity' and EN9/1 - 'Special Landscape Areas' of the Bury Unitary Development Plan and the National Planning Policy Framework as no material samples accompany this application.

8. Following the provisions of Conditions 3 and 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and a Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

9. Prior to occupation the applicant shall provide electric vehicle (EV) charging points for at least 20% of the proposed parking spaces. EV charge points shall be 7kW* as a minimum.

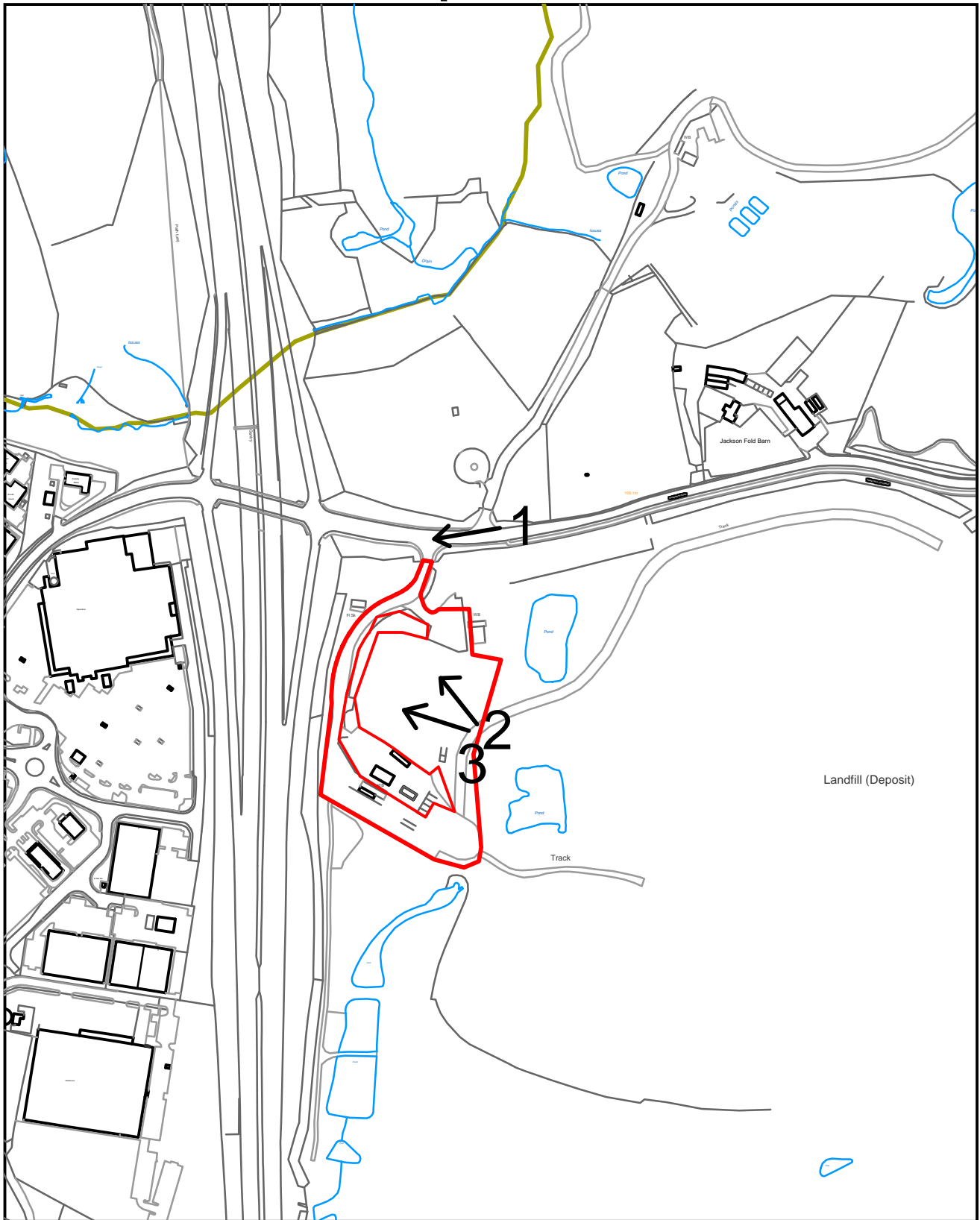
Reason: To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

10. The mitigation and opportunities for enhancement measures identified within section 4.2 of the Preliminary Ecological Appraisal, dated June 2023, carried out by Environmental Business Appraisal, shall be implemented prior to occupation and use of the building hereby approved.

Reason: To ensure the provision of appropriate biodiversity enhancements in accordance with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

For further information on the application please contact **Claire Booth** on **0161 253 5396**

Viewpoints



PLANNING APPLICATION LOCATION PLAN
APP. NO 69956

ADDRESS: Pilsworth Quarry, Pilsworth
Road

Planning, Environmental and Regulatory Services

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Bury
Council

69956

Photo 1



Photo 2



69956

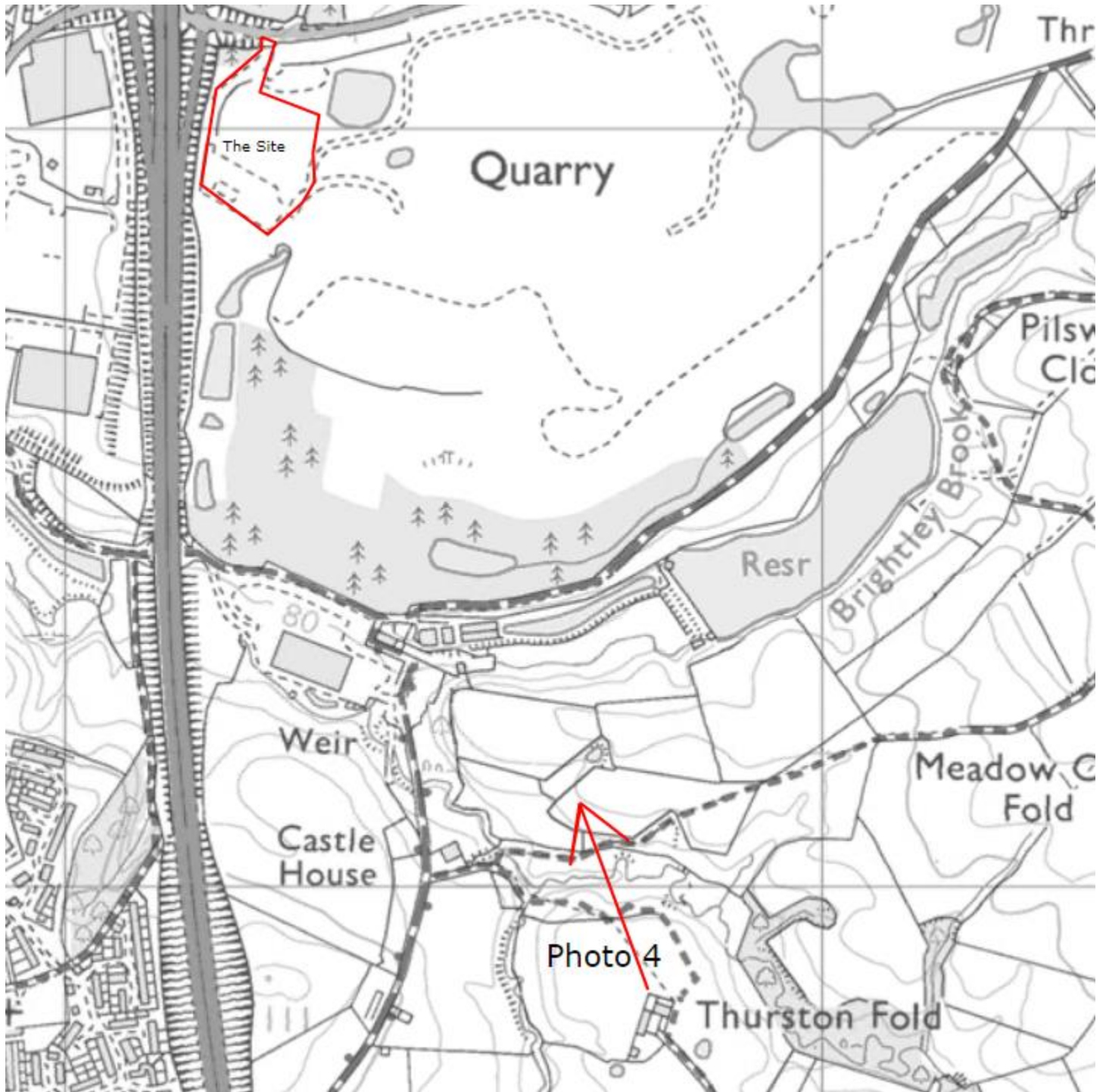
Photo 3

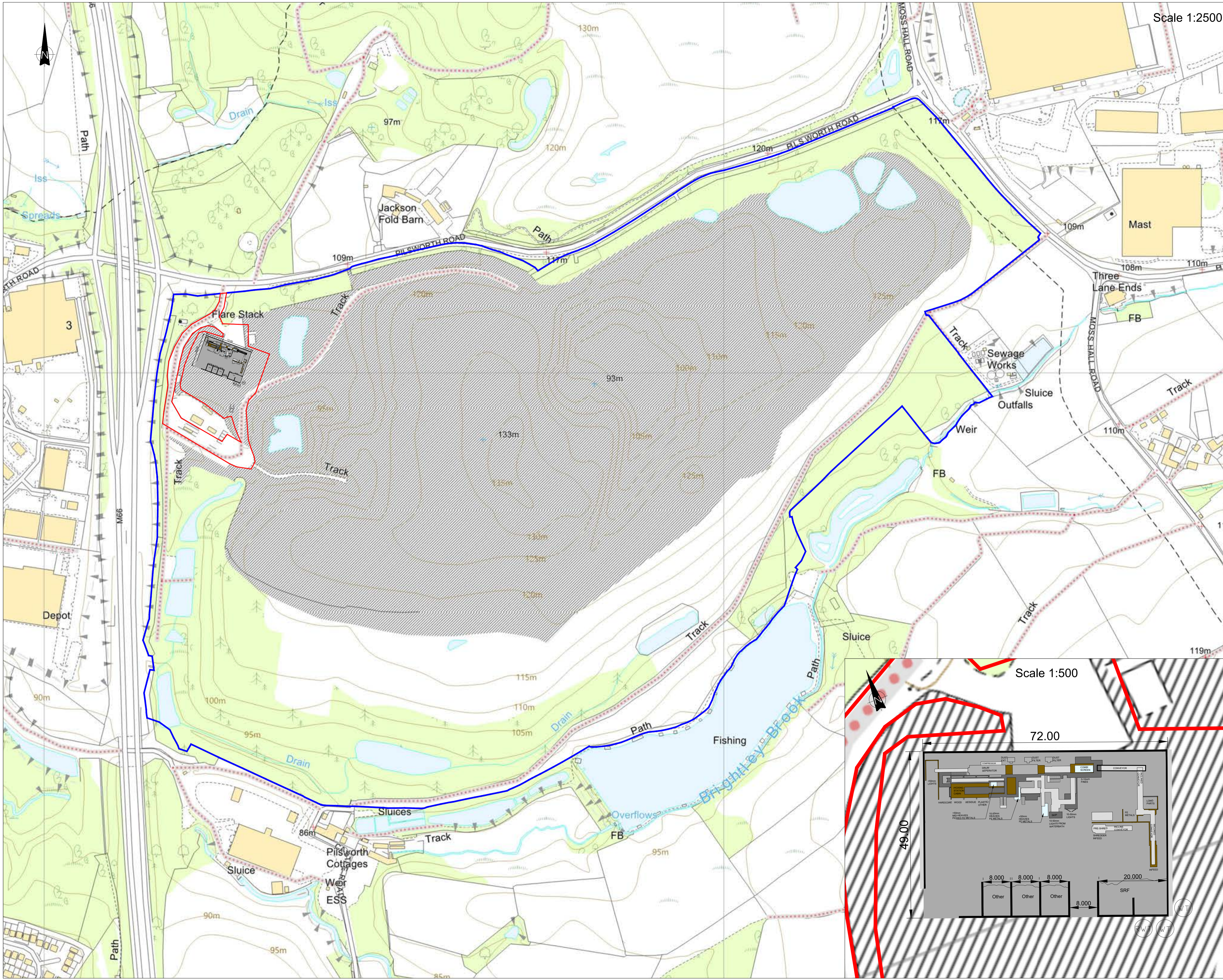


Photo 4



Location of Photo 4 - from Footpath 5WHI near Thurston Fold Farm off Griffin Lane





Scale 1:2500

- Notes
1. Reproduced from the Ordnance Survey Map. With permission of the Crown Copyright Ordnance Survey. License no. AC000849896.
 2. All dimensions in Metres and all levels in metres Above Ordnance Datum Newlyn.
 3. Do not scale from this drawing.
 4. Any anomalies on this drawing should be brought to the attention of Egniol Consulting Ltd.
 5. Key.

- Land under the control of the Applicant
- Application Site

A	Updated Site Boundary	LE	GR	GS	12.07.23
Rev	Modification	By	Chk	App	Date



Egniol Consulting Limited
 Unit 7, Llys Onnen, Ffordd y Llyn
 Parc Menai, Bangor,
 LL57 4DF
 Telephone: 01248 355996
 Email: info@egniol.com

Valencia Waste Management Ltd

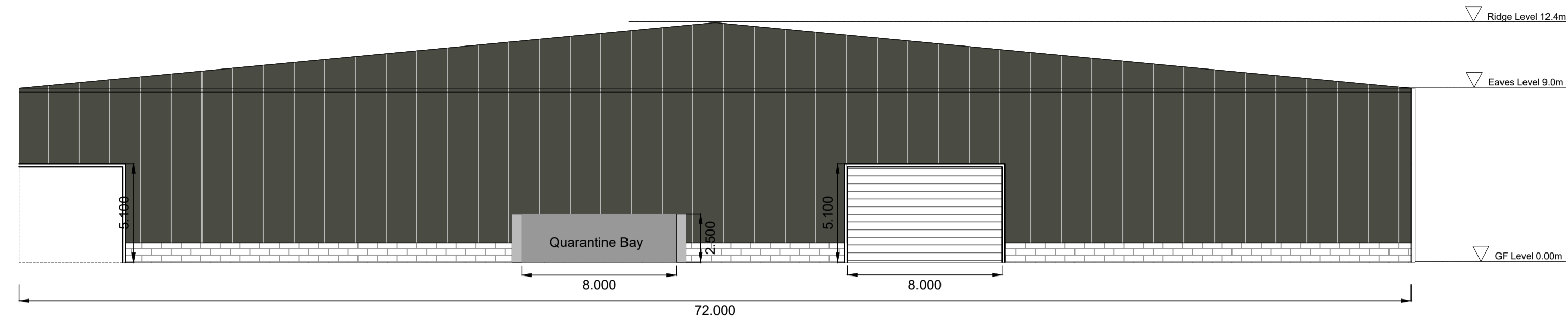
Pilsworth Landfill Site

Proposed MRF Location

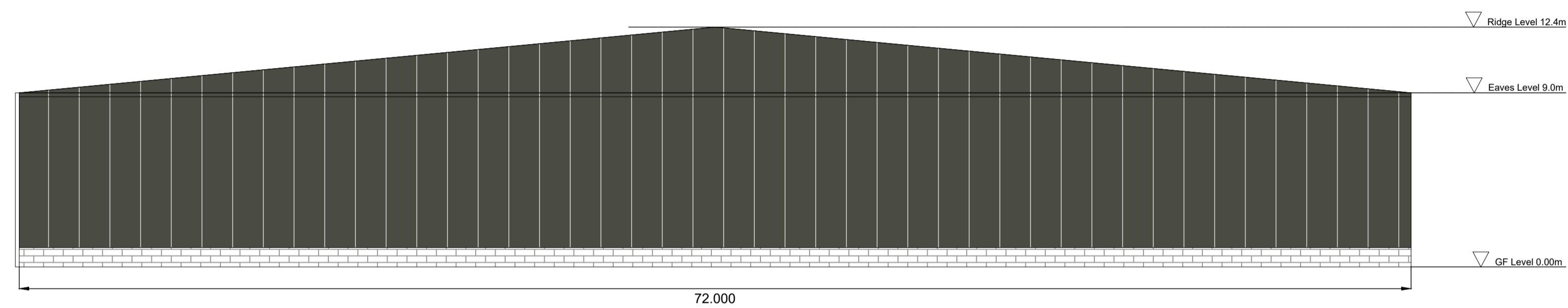
Drawn by	Checked by	Approved by
LE	GOJR	RK
Date	Date	Date
18.01.2023	18.01.2023	17.08.2023
Status	Scale @ A1	
	AS SHOWN	

DRAFT
 Drawing Number: ECL.9595.D01.002
 Revision: -

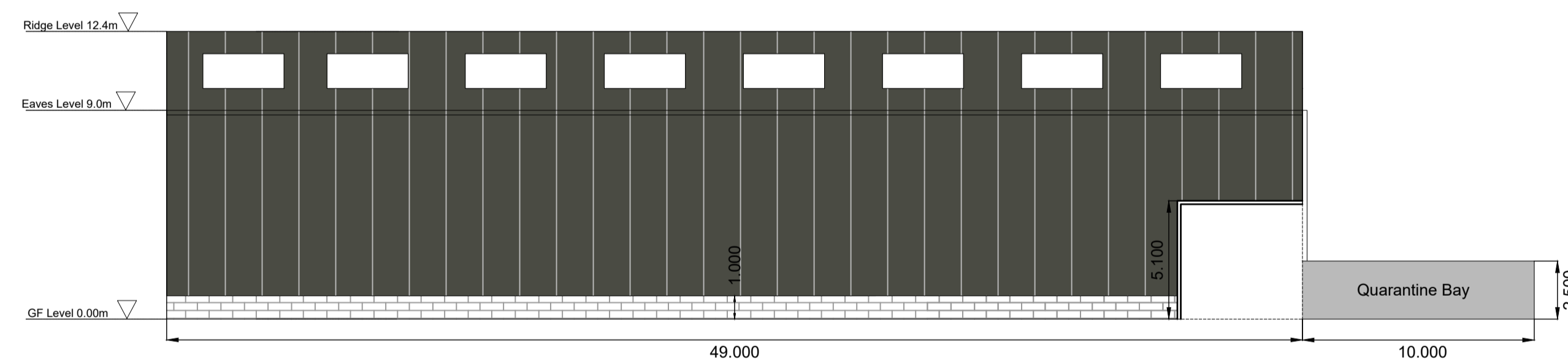
© EGNIO CONSULTING LIMITED
 CAD File Ref: P:\9595 Pilsworth South MRF Design & Planning\CAAD & BIM\Drawings\Current Working Drawings\ECL.9595.D01.002.dwg



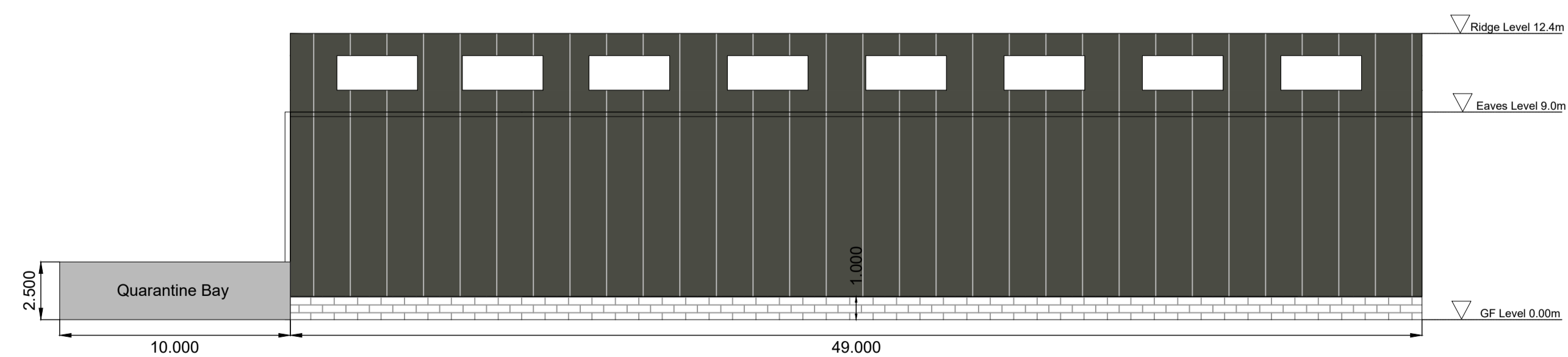
South Elevation - Rear Elevation
Scale 1:200



North Elevation - Front Elevation
Scale 1:200



West Elevation - Side Elevation
Scale 1:200



East Elevation - Side Elevation
Scale 1:200

Notes

1. Survey information provided by Valencia Waste Management Ltd.
2. All levels in metres Above Ordnance Datum Newlyn.
3. Do not scale from this drawing.
4. Any anomalies on this drawing should be brought to the attention of Egniol Consulting Ltd.
5. MRF Building Paint Code 'B512B29'.

Rev	Modification	By	Chk	App	Date
A	Updated Building Colour	LE	GR	GR	12.07.23



Egniol Consulting Limited
Unit 7, Llys Onnen, Ffordd y Llyn
Parc Menai, Bangor,
LL57 4DF
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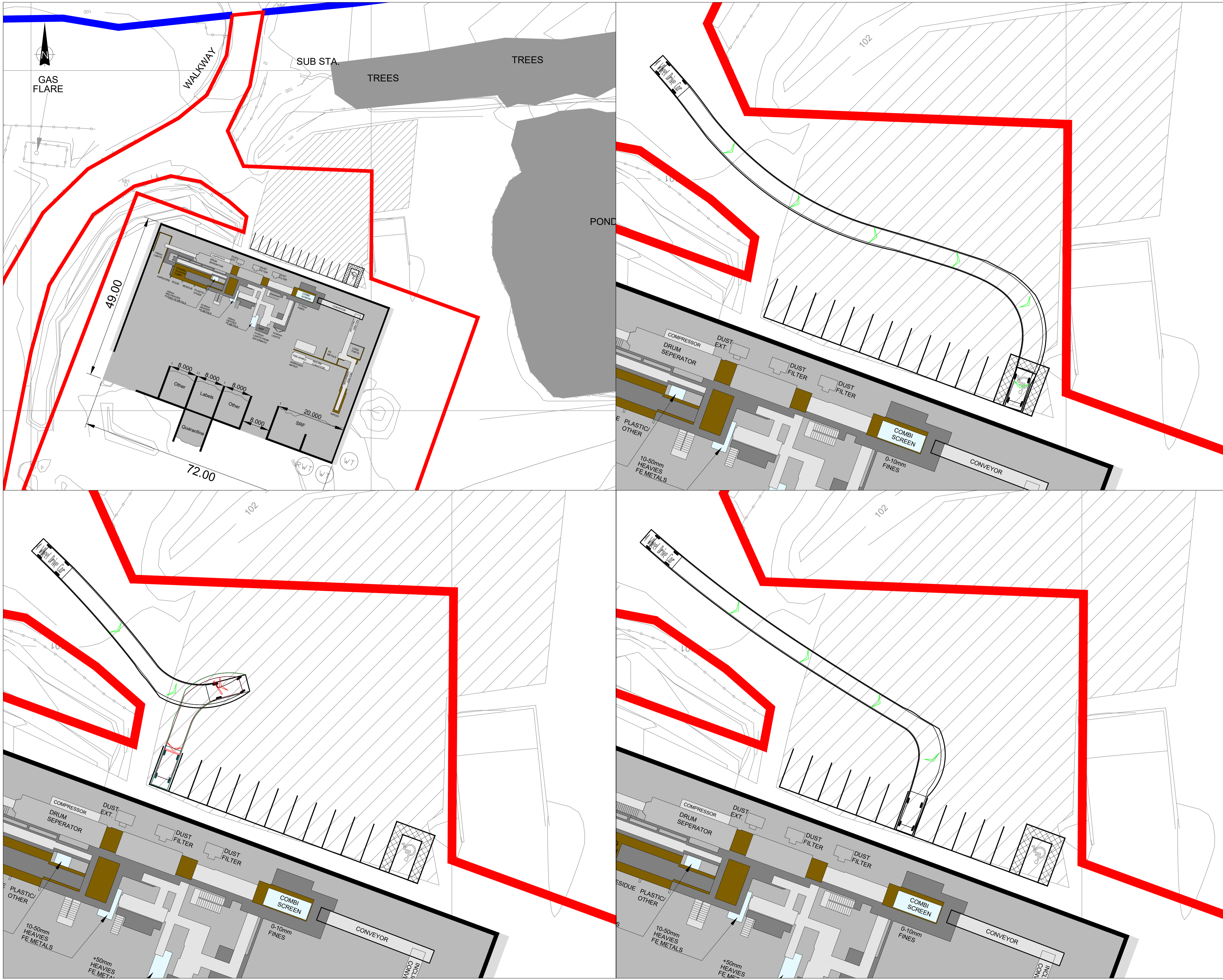
Valencia Waste Management Ltd

Pilsworth Landfill Site

Building Elevations

Drawn by	Checked by	Approved by
LE	GOJR	NR
Date	Date	Date
23.01.2023	23.01.2023	26.01.2023
Status	Scale @ A1	
DRAFT	1:200	

Drawing Number	Revision
ECL.9595.D01.004	A



- Notes
1. Survey information provided by Valencia Waste Management Ltd
 2. All dimensions in Metres and all levels in metres Above Ordnance Datum Newlyn.
 3. Do not scale from this drawing.
 4. Any anomalies on this drawing should be brought to the attention of Egniol Consulting Ltd.
 5. Key.

- Land under the control of the Applicant
- Application Site
- 1.2m Width Pedestrian Access.
- Concrete Hardstanding.
- Indicative Parking Space - 4.8m x 2.4m
1x Disabled Parking Space included.

A	Updated Site Boundary	LE	GR	GS	12.07.23
Rev	Modification	By	Chk	App	Date



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Valencia Waste Management Ltd

Pilsworth Landfill Site

Proposed Parking Plan Layout

Drawn by	Checked by	Approved by
LE	GOJR	RK
Date	Date	Date
16.08.2023	16.08.2023	16.08.2023
Status	Scale @ A1	
DRAFT	1:250	

Drawing Number	Revision
ECL.9595.D01.007	-

CAD File P:\9595 Pilsworth South MRF Design & Planning\EA\CAD & BIM\Drawings\Current\Working Drawings\ECL.9595.D01.007.dwg