

CHICHESTER STREET TRANSFER LOADING STATION (TLS)

Supporting Planning Statement

To accompany a

**Section 73 Application to vary Condition 1 and Condition 2 of planning
permission reference 09/D52305.**

**At Chichester Street TLS, Chichester Street,
Rochdale, OL16 2AU.**

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Project quality assurance information sheet

Chichester Street TLS, Chichester Street, Rochdale, OL16 2AU

Section 73 Application to vary Condition 1 and Condition 2 of planning permission reference 09/D52305.

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Drawings

Wld-LOC-0924-01– ‘Site Location Plan’

1. Introduction

- 1.1. This Planning Statement has been prepared by SUEZ Recycling and Recovery UK Ltd (SUEZ) to accompany a Section 73 planning application to vary Condition 1 and Condition 2 of planning permission reference 09/D52305 at Chichester Street TLS, Chichester Street, Rochdale, OL16 2AU.
- 1.2. The hours are proposed to change to 06:00 to 22:00 Monday to Sunday (including bank holidays) from the current approved hours of 07.00 to 18.00 (including bank holidays) for reception, dispatch and handling.
- 1.3. The following provides a description of the site and its surroundings, a description of the proposal, an assessment of the proposals against national and local planning policy and an assessment of the key environment 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, subsidiary of the SUEZ Group. SUEZ recycling and recovery UK 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 recycling and recovery UK 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. In 2019 SUEZ was proud to be appointed by the Greater Manchester Combined Authority (GMCA) as contractor for the management of Greater Manchester's waste and resources. SUEZ now manages around 1.1 million tonnes of municipal waste from over one million households across nine Greater Manchester boroughs and works with the GMCA to focus on significantly increasing recycling rates and diverting over 96% of Greater Manchester's municipal waste from landfill. The services include the operation of 41 facilities over 24 sites, including mechanical treatment and rail head reception facilities, 20 household waste recycling centres, eight transfer loading stations, the Bolton thermal recovery facility and a materials recovery facility.

3. Site Description

- 3.1. Chichester Street waste management facility lies wholly within the Metropolitan Borough of Rochdale. The site is located approximately 1km east of Rochdale Town Centre in an industrial setting.
- 3.2. The site location is shown on drawing reference Wld-LOC-0924-01.
- 3.3. To the west of the site is a residential caravan site. To the north lies open land with well-established tree belts which slopes steeply down to the River Roch. To the east and south lie industrial and business uses and a scrap yard. The Site is well screened along the northern and eastern boundaries by fencing and mature vegetation and to the south by other industrial buildings and processes.
- 3.4. The nearest residential properties are located to the south of the Site, approximately 200m away, beyond the adjacent industrial units and railway line. The residential caravan site lies approximately 170m to the west, beyond the TS and tree belt.
- 3.5. The site is accessed from Chichester Street which leads to the A640, this links to the A58.
- 3.6. There are no statutory designations within the Site. The Rochdale Canal, approximately 820m to the south, is a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).
- 3.7. The nearest designated heritage asset is approximately 500m to the south (Grade II listed Church of St Peter).

4. Planning History

- 4.1. In May 2008 planning permission 08/D50867 was granted to allow for the construction of a waste resource centre including a transfer loading station, materials recovery facility and an in vessel composting facility.
- 4.2. Planning permission 09/D52305 was granted in July 2009 which allowed the removal of condition 15 to allow acceptance of commercial waste.

5. Proposed Development

5.1. SUEZ proposes to amend the operating hours of Chichester Street TLS and seeks permission to amend Condition 1 and Condition 2 of planning permission reference 09/D52305.

5.2. Condition 1 states:

“There shall be no reception or dispatch of waste materials to or from the site except between the hours of 07:00 and 18:00 from Monday to Sunday unless otherwise agreed in writing by the Local Planning Authority.”

5.3. Condition 2 states:

“No handling of waste shall take place on the site except between the hours of 06:00 and 22:00 Monday to Saturday and 07:00 and 18:00 on Sundays unless otherwise agreed in writing by the Local Planning Authority.”

5.4. It is proposed that the TLS be permitted to operate between the hours of 06:00 and 22:00 Monday to Sunday (including Bank Holidays), providing flexibility to the onward transportation of recyclable materials.

5.5. The change will not result in any additional vehicle movements or intensification of operations at the site but will enable SUEZ to schedule the onward transportation of comingled materials to a new proposed Materials Recovery Facility (MRF) outside of peak rush hour periods, thereby reducing congestion on the local highway network.

5.6. The change of hours is required to support the efficient operation of a proposed new MRF which is being built by the Greater Manchester Combined Authority (GMCA) in Bolton, Greater Manchester. The new facility will process all of the kerbside-collected co-mingled recyclable materials collected from households across the whole of Greater Manchester. As such there will be a need to transport co-mingled recyclables from across Greater Manchester to the new MRF in Bolton for separation into the separate resource

streams to facilitate recycling. In this way the proposed development helps to move the management of waste up the waste management hierarchy.

6. Planning Policy Considerations

6.1 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

6.2 Section 38 of The Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In the case of this proposal, however, it is difficult to directly apply planning policy and guidance as most policies relate to the development or operation of a waste management facility and the impacts associated with that long-term use.

National Planning Policy Framework

6.3 The National Planning Policy Framework (NPPF) was updated 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.

6.4 NPPF paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document outlines three dimensions to sustainable development which the planning system seeks to perform; an economic role, a social role and an environmental role.

National Planning Policy for Waste

- 6.5 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.
- 6.6 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 determination of waste planning applications. The first two bullet points relate to proposals which are not consistent with an up-to-date Local Plan, requiring demonstration in that case of 'need' and that proposals would not undermine the Local Plan objectives. The third bullet point requires consideration of likely impacts on the local environment and on amenity against criteria listed in Appendix B and the locational implications of any advice on health from the relevant health bodies. The fourth bullet point of paragraph 7 of the NPPW seeks to ensure good design such that facilities can contribute positively to the character and quality of the area. The fifth bullet point states that 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 sixth and final bullet point listed in paragraph 7 of the NPPW relates only to landfill/land raise sites.
- 6.7 In December 2013 DEFRA published the 'Waste Management Plan for England', which sits alongside the NPPF and NPPW it was updated in January 2021. This document superseded The Waste Strategy 2007 and gives an analysis of the current waste management situation in England, setting out the Government's work towards a zero-waste economy as part of the transition to a sustainable economy. Driving waste management up the hierarchy underpins both this plan and Waste Strategy 2007; the proposed development strongly supports this objective by increasing the flexibility of the existing operations.

6.8 On 6th March 2014 the web-based Planning Practice Guidance (PPG) resource was launched, replacing guidance previously only published in separate documents. The PPG is actively managed and reviewed by the DCLG and updated when necessary. On 16 October 2014 the guidance on waste was updated, linking to the publication of the NPPW and giving further guidance on local planning authorities' obligations with regard to self-sufficiency, proximity principle and waste hierarchy.

6.9 Section 8 of the PPG on waste provides guidance on determining of planning applications and Section 9 gives guidance on other regulatory regimes, reiterating that 'the focus of the planning system should be on whether the development itself is an acceptable use of the land and the impacts of those uses, rather than any control processes, health and safety issues or emissions themselves where these are subject to approval under other regimes. The proposals are in accordance with the current Planning Practice Guidance.

Local Policy

6.10 The site falls within the administrative area of Rochdale Borough Council. Relevant local policy comprises of:

- Places for Everyone Joint Development Plan
- Greater Manchester Joint Waste Development Plan
- Rochdale Core Strategy

Places for Everyone Joint Development Plan (2024)

6.11 Places for Everyone is the joint development plan of nine Greater Manchester local authorities dealing with strategic planning issues including jobs, homes, transport, and natural environment and has been a statutory document since it was adopted on 21st March 2024.

6.12 Policy JP-S6, Resource Efficiency, states their goal of achieving a circular and zero-waste economy. The proposed development will assist in delivering the most efficient operation at Chichester Street. The proposed additional hours will mean a more effective day-to-day management of the waste site and help drive waste up the hierarchy.

6.13 Policy JP-S6 also states that existing waste management infrastructure must be protected. This application ensures that this facility can continue to operate at the optimum levels.

6.14 Policy JP-S1: Sustainable Development, states that economic, social and environmental benefits should be maximised simultaneously. This facility contributes to a more sustainable and circular economy, reduces waste and conserves resources.

6.15 This proposal aligns with the creation of jobs. This supports the aims throughout Places for Everyone and will help employment in the area.

Greater Manchester Joint Waste Development Plan

6.16 The purpose of the Greater Manchester Joint Waste Development Plan is to set out a waste strategy to 2027 which enables the adequate provision of waste management facilities in appropriate locations for municipal, commercial and industrial, construction and demolition and hazardous wastes.

6.17 The site has been identified as key for delivering the Greater Manchester Waste Management Strategy and has been safeguarded under Policy 11. The proposal will enable waste operations to exist within this location.

Rochdale Core Strategy

6.18 The Rochdale Core Strategy was adopted in October 2016 and sets out the long-term spatial strategy for future development of Rochdale Borough.

6.19 Policy G11 “Managing Waste”, discusses how authorities within Greater Manchester must work together to ensure that the right type of waste management sites and facilities, in the right place and at the right time.

6.20 Section 10 of the Core Strategy is about promoting a greener environment in order to help tackle climate change. This proposal supports this as it ensures that waste is efficiently driven up the waste hierarchy to be recycled.

7. Environmental Considerations

7.1 It is not anticipated that the proposed development will result in any significant environmental impacts, given that the application is relatively minor, seeking only to change the operating hours of an already operational site which currently has flexibility to work 07:00 to 18:00 Monday to Sunday including Bank Holidays.

7.2 The site has not received any complaints in the past three years.

Traffic

7.3 The proposed development does not amend the existing approved access or egress to the site or change the number of vehicle movements. There are no issues or complaints associated with the existing site access and no negative traffic/highway impacts are anticipated from the proposed development.

7.4 Due to the extended hours allowing waste to be transported outside of peak hours, thereby reducing congestion, it would be anticipated that less fuel would be used and therefore less CO2 released.

Landscape and Visual

7.5 The additional hours will not result in any increased landscape or visual impacts as the application does not involve any built development or increase in vehicle movements.

Noise

7.6 Condition 3 specifies the noise limits attached to permission 09/D52305.

7.7 A sound impact assessment was carried out which found that adverse impacts are unlikely to occur as a result of this proposal and so this proposed development would still comply with condition 3.

7.8 Vehicle movements and operations within the building will be spread over a longer time period, starting an hour earlier and continuing into the evenings. The site will continue to operate in the same manner it does currently and there is no intensity of use or increase in overall number of vehicle movements. Vehicles will be loaded inside the building with the roller shutter doors closed, so it is not anticipated that there will be any significant noise impacts upon local residents as a result of the proposals.

7.9 There have been no noise complaints in the past three years.

8. Conclusion

8.1 SUEZ are seeking the approval from Rochdale Borough Council to vary the hours from 07.00 – 21.00 to proposed hours of 06:00-22:00 for HGV movements and from 07:00 – 18:00, to proposed hours of 06:00-22:00 for the acceptance of waste at Chichester Street TLS. This will allow SUEZ to schedule transportation of co-mingled recyclable materials outside of peak hours, reducing congestion and consequently reducing CO2 emissions. It will also support the efficient and effective operation of a new MRF which is being built by the Greater Manchester Combined Authority (GMCA) in Bolton to separate the recyclables into their different types for onward processing and recycling.

8.2 It is considered that the proposal is minor in nature, complies with planning policy at a national and local level, and will not result in any significant adverse impacts. The proposed development provides flexibility to enable an existing facility to optimise its operations and potentially also reduce CO2 emissions.

8.3 Taking the above into account it is considered that the proposed development is in compliance with policies at a national and local level and should be approved by Rochdale Borough Council at the earliest opportunity.