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Ardwick Ward	Application Number	Date of Appln	Committee Date
	082462/FU/2007/N2	2nd Oct 2007	25th Oct 2007
Proposal	Erection of 2 industrial buildings and associated site works in relation to aluminium recycling operation including aluminium smelting and 33 metre high stainless steel flue to foundry.		
Location	Rondin Road, Ardwick, Manchester, ,		
Applicant	W Howarth Metals, 109 Jersey Street, Manchester, M4 6JG		
Agent	Nicol Thomas Ltd Heyside House, Blackshaw Lane, Royton, Oldham, OL2 6NS		

Description

The application site is located within a predominantly industrial area situated between Ashton Old Road to the north and a railway line to the south. The proposal relates to a rectangular site covering approximately 1.11 hectares and is currently unoccupied and overgrown. This application relates to the erection of 2 industrial buildings and associated site works in relation to aluminium recycling operation including aluminium smelting. The site has a single vehicular access and a separate access for staff and cycles.

The area surrounding the site is characterised by mixed industrial/commercial uses. However, the proposal relates to land formerly used as part of a railway depot. Railway land is situated to the south of the site, with a waste transfer station located to the north. The nearest residential uses are located approximately 126 metres from the southern boundary of the site.

No buildings remain on the site, although there is evidence of previous developments with elements of old floor slabs. The vegetation within the site consists of mature trees along the boundary embankments, mixture of grassy and moisture tolerant species.

The development comprises of 2 buildings separated by a compound area, vehicle manoeuvring areas car parking and cycle storage. The first building (foundry building), with a total volume of 2024 sq. metres, would be situated adjacent to the north-western boundary and would comprise of: a furnace building (1426 sq. metres); bailing shed (344 sq. metres.); dross shed (92 sq. metres.); oil tanks (33 sq. metres); maintenance/store/laboratory (147 sq. metres). The foundry building would incorporate a 33 metre high stainless steel flue and adjacent bag filter unit. The second building (non-ferrous building), with a total area of 1534 sq. metres, would be located adjacent to the north-eastern boundary and would comprise of: an ingot store (464 sq. metres); a non-ferrous building (1070 sq. metres) and ancillary accommodation (160 sq. metres). Scrap pens would be situated adjacent to the southern boundary of the site.

The building would have flat roof construction with contrasting section of profiled elevation cladding relieved by red facing brickwork. The foundry building would have a maximum height of 12.6 metres with the non-ferrous building rising to a maximum height of 8 metres.

The process involved will consist of utilising clean aluminium scrap within reverberatory and sloping hearth furnaces fired by low-pressure air atomising burners using reclaimed oil. Additions are made to the furnace charge of

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potassium fluoride to remove unwanted constituents and aluminium alloys to modify its composition.

This application will allow the applicants to transfer their existing operation from existing premises at 109 Jersey Street. The relocation will allow best available technologies and production equipment to be utilised to meet current environmental regulations and air quality requirements.

Consultations

Local Residents - 4 letters have been received in respect of the proposals:

- i. One letter raises an objection if the development increases green house gases or results the emission of obnoxious smells or odours;
- ii. A letter has been submitted from Siemens Transportation who operate a "train care" facility opposite the site. The Manchester facility is of strategic importance to the operation of the train services given its location relative to Manchester City Centre, its scale and the activities undertaken, i.e. regular servicing, cleaning, refuelling of trains, as well as key maintenance. Siemens do not object in principle to the development of additional manufacturing and other specialist industries at Rondin Road. However, Siemens is concerned to ensure that such development does not have a detrimental impact on their existing operations or the potential to provide additional services in response to the requirements of the rail industry.

Siemens main concerns relate to the potential environmental impacts of the proposed development. It is acknowledged that the City Council has determined that a full Environment Assessment is not required. However, it is unclear whether aspects of the development covered by separate legislation form part of the planning application. Siemens are concerned that the full environmental impact of the development is considered particularly in relation to the potential emissions in to the air, ground contamination and the water course and traffic.

If planning permission is granted key issues should be addressed by condition prior to the commencement of the development and should be monitored throughout the period of operation in conjunction with appropriate Health and Safety legislation.

The application lacks sufficient information in relation to traffic and servicing. Given the existing operations in the area, the applicant should be required to provide details of traffic movements (numbers, peak times, size of vehicles etc.) so that the full implications of the development on the highway network and key junctions can be assessed.

- iii. The remaining 2 letters specifically object to proposals and are summarised below:
 - a. The nature of the development will increase the likelihood of an industrial accident in the area, which is a concern due to the increased numbers of people moving in to the surrounding area;
 - b. The development undermines regeneration initiatives in the city;
 - c. The development will have a detrimental environmental impact on the local area, with a particular impact on air quality and the potential for the emission of noxious fumes and vapours;

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d. The development will undermine public health and exacerbate problems faced by people suffering from respiratory illnesses.

The Environment Agency (EA) - initially objected to the proposals on the following grounds:

i. The Flood Risk Assessment (FRA) submitted with this application does not comply with the requirements set out in Annex F of PPS 25. The submitted FRA does not, therefore, provide a suitable basis for a proper assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to provide calculations of existing and proposed surface water drainage regimes as detailed in Annex F of PPS25. The rates of discharges will be dictated by pipe sizes and gradients and affected by any blockages or poor maintenance. Should any increase in discharge from the site occur then the development must provide an element of on-site storage for excess run-off with a restricted discharge to the connecting sewer as detailed in the Interim Code of Practice for Sustainable Drainage Systems.

ii. The FRA should have detailed the contributing impermeable and pervious areas with the related runoff rates for various events, using information from the existing drainage system where possible, as detailed in section 4.7 of Chapter 4 of the 'living draft' Practice Guide Companion to PPS25.

iii. PPS25 Annex F6. explains that 'surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account'.

To overcome this objection the applicant should submit a revised FRA, which addresses the above issues.

On -going discussions with the EA have resulted in the submission of the following comments:

i. The applicant has not provided sufficient information with regards to the existing and proposed drainage for the site, as required by Annex F of PPS25. Furthermore PPS25 Annex F6. explains that 'surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account'.

ii. In principle, a well designed surface water drainage system should ensure that there is little or no residual risk of property flooding occurring during events well in excess of the return period for which the sewer system itself is designed.

iii. The Environment Agency can remove the objection on the basis that the following condition is included in any approval. Without this condition the requirements of PPS25 will not be satisfied.

“No development approved by this permission shall be commenced until a scheme for the provision and implementation, of surface water regulation

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system has been approved by the Local Planning Authority in consultation with the Environment Agency. The maximum rate of discharge of surface water from the development site shall not exceed 5 litres per second per hectare. The scheme shall be completed in accordance with the approved plans. Any increase to the stated discharge rates should be supported with evidence that there would be no increase in flooding risks within the receiving network on site and elsewhere.

Reason

To reduce the increased risk of flooding.”

Chief Executive's Landscape Practice Group - Details are requested relating to planting methodology of landscaping implementation, including growing medium, tree staking methods and management and maintenance proposals.

Engineering Services - Vehicular visibility splay of 4.5 metres x 90 metres should be correctly applied to the industrial access and the adjacent junction. The above needs to be indicated on a drawing indicating the impact on the siting of landscaping land fence location.

Details of vehicular gate operation is required. If the gates are to be routinely left open during the hours of operation, the location is considered to be acceptable. However, if the gate is to be closed and opened as vehicles approach a further set back of 4 metres is required within the site to avoid vehicles waiting and obstructing the highway. The necessity of providing a large kerb radius on the access to the south-east is questioned and the possibility of its reduction is sought.

With at least 60 trips per day through the vehicular access, it is not acceptable to use the access as a turning point for refuse collection vehicles due to highway obstruction and facilities will need to be provided within the site. Improved access radii are required to footways. A width of 2 metres must be provided, without obstruction, by the opening of the bin store gate.

The development would have its most significant impact on Ashton Old Road and Rondin Road, which is a large junction with adequate right-turn facilities. In the morning and evening traffic peaks, assuming that people do not arrive and leave at the same time, there would be about 30 cars entering and leaving the site. This equates to one extra car on the existing network every few minutes. With regard to lorry movements, approximately 30 vehicles would enter and leave the site during the working day, i.e. a vehicle movement every 20 minutes.

Environmental Health - Any planning permission should be conditioned to secure the following:

- i. A scheme for the extraction of fumes, vapours and odours;
- ii. Restrictions to the general opening and operational (working) hours of the premises. A condition is also recommended to control the opening times of doors and measures to manage their closure outside general working hours;
- iii. A baseline acoustic level should be measured before construction commences, in order to aid further assessments. A post commissioning acoustic report with the requirement to improve mitigation measures if any elevated noise occur;

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- iv. Restrictions to the hours during which deliveries, servicing and collections can be made, i.e. related to the authorised opening hours;
- v. A scheme for the acoustic insulation of externally mounted equipment to reduce noise emissions. The condition should only be discharged once to equipment to be fitted or has been subject to a post fitting acoustic survey to confirm 5dB noise levels at all octaves ;
- vi. A scheme for the acoustic insulation of the buildings to reduce noise emissions. This scheme shall be related to the submitted noise surveys and related information;
- vii. A scheme for the storage of waste and recyclable material;
- viii. A maintenance agreement is required relating to the upkeep of the required acoustic fencing.

Contaminated Land Section - The applicants have supported the application with details relating to existing and potential ground contamination. Following dialogue between environmental health officers and the applicants consultants it is has been determined that the potential impact of the development can be satisfactorily mitigated against. A condition has therefore been recommended to determine the extent of land contamination and method statement for its mitigation. The applicant will be required details to submit all necessary details for written approval, with the approved scheme being implemented in full prior to the commencement of the development.

Environment & Operations (Trees) - The existing trees are of fair or poor condition with low amenity value. No objection to tree loss as the new planting will compensate for their loss.

New East Manchester - Supports the proposed development, which accords with the East Manchester Regeneration Framework.

Network Rail - No objection, but the applicants are advised that Network Rail are concerned regarding the increased risk of trespass and material spillage onto the railway. The applicant must therefore ensure that a suitable trespass proof fence is provided adjacent to Network Rail's boundary of a minimum height of 1.8 metres and make provision for its future maintenance and renewal. Provision should also be made for a suitable barrier if parking or manoeuvring facilities are to be located adjacent to the railway boundary.

Further comments are made regarding the implementation of the development and its future operation. The applicants have been advised of these comments.

Issues

Unitary Development Plan - The following policies are relevant to the consideration of this application:

E1.3 - The Council will promote measures to decrease the level of pollution in the City's watercourses including rivers and canals, and groundwater sources.

E1.4 -The Council will control noise levels by:-

- a) ensuring that new development involving high noise levels is not permitted where it would be likely to cause a nuisance to occupiers of nearby properties;
- b) minimising the need for heavy goods vehicles to pass through residential areas and the City Centre;

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c) the careful design of new roads so that the lines and levels selected minimise the impact of noise on Local people and, in addition, ensuring that noise barriers are provided to deflect noise away from housing areas.

E3.1 - The reclamation of derelict land will be encouraged with a view to its early reuse for economic uses or for open space.

H2.2 - States that the Council will not allow development, which will have an unacceptable impact on residential areas. The matters that the Council will consider, amongst other things, the scale and appearance of the development, traffic generation and road safety;

I1.1 - The Council will ensure the allocation of a range of sites both in terms of size and appropriate location for a variety of different commercial and industrial development purposes in order to maximise new employment opportunities. In locational terms the major opportunities include sites in East Manchester.

Priority will be given to:-

- i. promoting economic development in the northern, eastern and central parts of the City;
- ii. the development of vacant and derelict land and buildings;
- iii. promoting development in District Centres consistent with them remaining the focus for shopping provision and community facilities.

I1.7 - The Council will bring forward proposals to upgrade the older industrial areas and estates in the City. It will seek to work in collaboration with existing occupants to improve the environment in these areas and to ensure that they become better adapted to meet the needs of modern businesses.

I1.12 - The Council will support proposals from businesses, which seek to expand or adapt their premises to meet changing economic and technological circumstances and to improve energy efficiency.

I2.1 - The Council will seek to ensure that new commercial and industrial development is fully accessible by all forms of transport and, in particular, is adequately served by the public transport network

I3.1 - New commercial and industrial development will be expected to be of a good standard of design and, where appropriate, include suitable landscaping treatment.

I3.3 - The Council will only allow new bad neighbour industrial uses on relatively isolated and well screened sites where they will not have a direct impact on surrounding activities. It will also encourage the relocation of existing bad neighbour uses to such sites.

DC9.1 The Council will require all new commercial and industrial buildings and the environments in which they are set, including car parking areas, to meet high standards of accessibility for disabled people. This requirement will also apply to development which involves the adaptation of existing buildings unless practical considerations dictate otherwise.

DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

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- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources, which are effectively outside planning control.

DC26.2 New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.3 Developments likely to result in unacceptably high levels of noises will not be permitted:

- a. in residential areas;
- b. near schools, hospitals, nursing homes and similar institutions;
- c. near open land used frequently for recreational purposes.

DC26.4 Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

- a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;
- b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or non-critical rooms within a building; and
- c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.

DC26.5 The Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Regional Spatial Strategy for the North West - Formerly RPG13, this provides planning guidance for the North West region. Since 2004, the RSS has formed part of the development plans; as such the weight to be attached to its policies has increased. It contains policies that address core principles of development including the following:

- i. DP1: Economy in the use of land buildings, including the effective use of existing buildings and infrastructure within urban areas, particularly those which are accessible by way of public transport, walking or cycling;
- ii. DP2: Enhancing the Quality of Life - Ensuring development provides a high quality of life for this and future generations;
- iii. DP3: Quality in New Development - Ensuring that new development demonstrates good design and respect for its setting;

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- iv. DP4: Promoting sustainable economic growth and competitiveness and social inclusion
- v. EC2: Manufacturing Industry

The North West Plan, Draft Regional Spatial Strategy (RSS) - Publicised in January 2006, this draft RSS document provides a framework for the physical development of the region over the next 15 to 20 years. The following policies are of relevance:

- i. DP1 - Defines regional development principles and requires that Local Planning Authorities:
 - a. Make more sustainable, transparent decisions;
 - b. Make better use of land and ensure quality in development, ensuring the promotion of an appropriate mix of uses within a site or its wider neighbourhood, reduce the need to travel and assist people to meet their needs locally.
- ii. RT6 - Defines maximum regional parking standards for development, which are intended to be restrictive in those areas with the highest levels of public transport accessibility

Planning Policy Statement 1: Delivering Sustainable Development (PPS1) - encourages the promotion of urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. In addition to this PPS1 clearly outlines the importance of creating sustainable communities.

Planning Policy Statement 23: Planning and Pollution Control (PPS 24) - States that:

- i. any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material planning consideration, in so far as it arises or may arise from or may affect any land use;
- ii. the planning system plays a key role in determining the location of development which may give rise to pollution, either directly or indirectly, and in ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution;
- iii. the controls under the planning and pollution control regimes should complement rather than duplicate each other;
- iv. the presence of contamination in land can present risks to human health and the environment, which adversely affect or restrict the beneficial use of land but development presents an opportunity to deal with these risks successfully;
- v. where pollution issues are likely to arise, intending developers should hold informal pre-application discussions with the LPA, the relevant pollution control authority and/or the environmental health departments of local authorities (LAs), and other authorities and stakeholders with a legitimate interest; and where it will save time and money, consideration should be given to submitting applications for planning permission and pollution control permits in parallel and co-ordinating their consideration by the relevant authorities.

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Reference has also been made to the supporting document "Planning Policy Statement 23: Planning and Pollution Control - Annex 1: Pollution Control, Air and Water Quality"

Planning Policy Guidance 24 (PPG24) Planning and Noise - Guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities, which generate noise. Local planning authorities should consider carefully in each case whether proposals for new noise-sensitive development would be incompatible with existing activities. Such development should not normally be permitted in areas, which are - or are expected to become -subject to unacceptably high levels of noise.

PPG24 requires that the LPA, when determining planning applications for development, which will be exposed to an existing noise source, should consider both the likely level of noise exposure at the time of the application and any increase that may reasonably be expected in the foreseeable future.

PPG 24 also states that a number of measures can be introduced to control the source of, or limit exposure to, noise. Such measures should be proportionate and reasonable and may include one or more of the following:

- (i) engineering: reduction of noise at point of generation (e.g. by using quiet machines and/or quiet methods of working); containment of noise generated (e.g. by insulating buildings which house machinery and/or providing purpose-built barriers around the site); and protection of surrounding noise-sensitive buildings (e.g. by improving sound insulation in these buildings and/or screening them by purpose-built barriers);
- (ii) lay-out: adequate distance between source and noise-sensitive building or area; screening by natural barriers, other buildings, or non-critical rooms in a building;
- (iii) administrative: limiting operating time of source; restricting activities allowed on the site; specifying an acceptable noise limit.

Planning Policy Statement 25: Development and Flood Risk (PPS 25) - The aims of planning policy on development and flood risk are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk.

Where new development is, exceptionally, necessary in such areas, policy aims to make it safe without increasing flood risk elsewhere and where possible, reducing flood risk overall. Landowners have the primary responsibility for safeguarding their land and other property against natural hazards such as flooding. Individual property owners and users are also responsible for managing the drainage of their land in such a way as to prevent, as far as is reasonably practicable, adverse impacts on neighbouring land. Those proposing development are responsible for:

- i. demonstrating that it is consistent with the policies in this PPS and those on flood risk in the Local Development Document;
- ii. providing a FRA demonstrating:
 - whether any proposed development is likely to be affected by current or future flooding from any source;

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- satisfying the LPA that the development is safe and where possible reduces flood risk overall;

- whether it will increase flood risk elsewhere; and the measures proposed to deal with these effects and risks. Any necessary flood risk management measures should be sufficiently funded to ensure that the site could be developed and occupied safely throughout its proposed lifetime;

iii. designs which reduce flood risk to the development and elsewhere, by incorporating sustainable drainage systems (see Annex F) and where necessary, flood resilience measures (see Annex G); and

iv. identifying opportunities to reduce flood risk, enhance biodiversity and amenity, protect the historic environment and seek collective solutions to managing flood risk.

PPS 25 requires that the EA is consulted on all developments in flood risk areas and in respect of all sites exceeding 1 hectare outside flood risk areas. In this case the development site exceeds 1 hectare and has been identified as being within a Zone 3 high probability of flooding. The necessary consultation with the EA has therefore been undertaken.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

Design For Access 2 (DfA2) - The City Council's best practice guidance of inclusive design standards. Whilst the full weight of the Guide can only be applied to land in which the City has an interest, it can be generally related to the consideration of the internal layouts arrangements for access and manoeuvrability and the design of car parking spaces. DfA2 is related to Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Principle - The nature of the area surrounding the application site lends itself to further industrial development. It is also recognised that the relocation of the use from its current site will not only safeguard employment but will also allow a new facility to be constructed in accordance with current environmental standards.

However, it has been necessary to consider the impact of the development on neighbouring uses, particularly the nearest residential uses to the south of the site. The proposed development has been given extensive consideration, in terms of its potential environmental impact. The proposed conditions effectively form a mitigation strategy, which will allow the new operation to be satisfactorily related to its surrounding context.

It should be emphasised that the difficulties associated with the existing use at Jersey Street are related to the inadequacy of the existing plant and its failure to meet current environmental standards. The proposed development would meet the required environmental standards. Furthermore, the applicant would be obliged to undertake the use in relation to both the recommended planning conditions and the requirements of environmental legislation. Failure to do so

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may result in the instigation of enforcement action under both planning and environmental legislation.

The concerns of the Environment Agency have also been given careful consideration, with the view to ensuring that the site has satisfactory drainage capacity to accommodate the development and to secure any required attenuation measures. The following analysis places significant weight upon the impact of the development on local amenity (in relation to both residential and neighbouring non-residential uses) and the environmental impact of the development in terms of noise, pollution and ground contamination.

Environmental Screening opinion - The proposal type is listed in category 4: Production and processing of metals (d) Installations for smelting, including the alloyage, of non-ferrous metals, excluding precious metals, excluding precious metals, including recovered products (refining, foundry casting etc.) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1990 with the area of new floorspace exceeding 1,000 square metres. The proposal has also been considered in relation to Circular 2/99, which states that an Impact Assessment is required for Schedule 2 development in three main types of cases:

- i. For major developments which are of more than local importance;
- ii. For developments, which are proposed for particularly environmentally sensitive or vulnerable locations;
- iii. For developments with unusually complex and hazardous environmental effects;

The analysis of the proposal indicates that this development will have some impact on the surrounding area and the environment. However, these will be capable of being mitigated against and the relevant matters can be assessed in detail as part of the planning application 082462/FU/2007/N1. Therefore, the opinion of the City Council as Local Planning Authority is that an Environmental Impact Assessment is not required.

Noise - In considering the impact of noise reference is made to PPG24, which states that "the impact of noise can be a material consideration in the determination of planning applications" and the "planning system has the task of guiding development to the most appropriate locations". PPG24 indicates that "wherever practicable, noise-sensitive developments are separated from major sources of noise". However, where such a separation of land uses is not possible, "local planning authorities (lpa's) should consider whether it is practicable to control or reduce noise levels, or to mitigate the impact of noise, through the use of conditions or planning obligations".

Noise sources within the site will relate to the operation of equipment associated with the smelting process but also from the delivery of material and its movement from the various operational areas in the site. This will include the movement of metals from the scrap pens located adjacent to the southern boundary of the site.

It is considered that the development may lead to some additional noise, including during sensitive periods of the day and night. The recommended conditions will restrict the general operating times of the premises, including the undertaking of deliveries and the movement of processed metals away from the site. However, the nature of the use requires that the furnace operates on a 24

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hour basis. In order to address the potential impact of this part of the use, conditions have been recommended to specifically restrict activity around the furnace, together with additional measures to restrict the timings of the operation of plant and equipment

Specific consideration has been given to the impact of the development to the nearest residential noise receptors which are located at Anthony Close and are situated to the south of the site and beyond the railway line. The proposed "non-ferrous" building, located to the south of the site has been designed to contain generated noise. The adjacent scrap pens are attenuated by the provision of 3 metre high acoustic screening barriers along the adjacent boundary. The foundry building has an open north elevation and would be adjoined by a bag filter unit. The noise impact from this area of the site has been considered through the submitted noise assessments and subsequently analysed. It is considered that the provision of a further acoustic screening barrier along the western boundary. A recommended condition would control the opening of doors to the foundry building outside the conditioned general working hours of the site.

It is considered that the development positively responds to PPG24 through the incorporation of engineering measures to reduce noise at the point of generation, as well as the containment of noise. The site layout places buildings at the furthest distances away from neighbouring residential uses and the potential adverse impact of noise transmission is attenuated by the provision of acoustic screening. Furthermore, the "administrative" measures referred to in PPS25 are secured by condition limiting the hours of operation and activities potentially injurious to residential amenity.

It should be noted that the recommended conditions have been directly related to the submitted noise assessments. Specific conditions have been recommended which require the undertaking of post commissioning surveys of noise to ensure that plant and equipment is satisfactorily insulated against noise and the mitigation measures to control noise meet the predicted standards.

The applicant may face enforcement action if these conditions are not fully complied with. The recommended conditions supplement operating conditions imposed in relation to the various environmental licences, which are legally enforceable. It is therefore considered that the use of the premises and its operating processes are capable of being robustly controlled to required and acceptable standards. In order to assist in the future monitoring of noise emissions from the site, a condition has been recommended to establish background ambient noise levels prior to the commencement of the development.

Land drainage - In considering the proposal reference has been made to PPS25, which requires that LPA's appraise, manage and reduce the risk of flooding. A risk based approach is required to be adopted. Potential developers should ensure the accompanying Flood Risk Assessment (FRA) assesses the risk of all forms of flooding to and from the "development taking climate change into account and to inform the application of the sequential approach", i.e. to demonstrate that there are no reasonable available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed".

Furthermore, the FRA should demonstrate, amongst other things:

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- i. Whether any proposed development is likely to be affected by current or future flooding from any source;
- ii. Satisfy the LPA that the development is safe and where possible reduces flood risk overall;
- iii. Increase flood elsewhere;
- iv. Measures proposed to deal with these effects and risks
- v. Designs which reduce flood risk to the development and elsewhere.

It is the case that the drain has been subjected to vandalism and has fallen into a state of disrepair, thereby potentially affecting its capacity. PPS 25 emphasises that flooding can occur when a sewer becomes overwhelmed by heavy rainfall, becomes blocked or is of inadequate capacity.

The LPA is required to consult the Environment Agency (EA) in respect of major development and proposals with flood risk areas; both these criteria affect the application site. The applicants have indicated that surface and foul water will be discharged into a combined drain situated on Rondin Road. In this case the Environment Agency expressed concerns regarding the failure of the submitted FRA to address its concerns regarding the capacity of the existing drain to accommodate the development and an indication that an increased risk of flooding will not result from the development. This risk of flooding relates to both the area within the vicinity of the site and elsewhere within the wider drainage network.

In recognition of the need to address any potential increase risk of flooding, attributable to the development, the EA's condition has been recommended as part of the approved development. This condition has been amended to include the provision of a scheme to monitor any changes to the discharge rates from the development site. The scheme shall require that any attenuation works, which may be identified are undertaken with the approval of the City Council.

The above condition will all need to be discharged before the development commences. It must be emphasised that the failure to satisfactorily discharge the above conditions would prevent the implementation of the authorised development.

Ground contamination - The applicants have indicated that the site will be constructed on a concrete base, which will ensure that there is no penetration of liquids, water and metals to the underlying soil. The concrete base will be profiled in order to direct site run off to the drainage system. Directing it into strategically placed drains leading to storm water or sewer system will control the site run off. An emergency and accident procedure, as well as suitable arrestment will ensure that spillages do not cross the boundary. Furthermore there will be no release to groundwater or sewer from the proposed industrial process, but there will be discharge to the sewer from the hygiene facilities in the office block.

A condition is recommended requiring the submission of land drainage details including the details of an oil interceptor to be installed prior to the commencement of the use. A further condition is recommended that a condition be imposed requiring that the specification of the surfacing to all external areas be submitted for approval and subsequently fully implemented prior to the commencement of the use. The condition will also incorporate a requirement for

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the future implementation of a management programme for the future maintenance of all external ground surfaces.

Emissions - The impact of the emissions into the atmosphere have been fully considered by Head of Environmental Health and is satisfied that emissions from the furnace will be abated using appropriate technology to meet the standards required by the pollution prevention controls and air quality regulations administered under separate environmental legislation. The air will be released into the atmosphere via a stack (chimney) with a height exceeding 33 metres to provide adequate dispersal of residual pollutants and combustion gases.

The proposed abatement measures to address emissions from plant will also be subject to a condition requiring post-commissioning surveys to ensure that the equipment operates in its predicted manner. Again measures will be taken to ensure that the equipment works to an acceptable standard.

Hazardous Substances - The applicant has submitted details of the substances and chemicals to be used as part of the processing of aluminium. It is not considered that these chemicals and substances will be used in sufficient quantities to require approval as part of a hazardous substances application. The use of chemicals will be controlled under separate environmental permits and legislation.

Ecology - The applicant has submitted an ecological report, which indicates that the site does not have the potential to support bats, because of its lack of suitable structures or trees capable of supporting a bat roosts. Similarly there are no suitable habitats present to support great crested newts or water voles. The site is unsuitable for black redstarts through an absence of suitable habitats. Although the habitat is marginally suitable for badgers, none were found to be present at the time of the survey. The Greater Manchester Ecology Unit holds no records of badgers in this area. Whilst some mammal tracks were found in the area, it is likely these were from foxes, which are not specifically protected. The site contains features that could support reptiles, but the Ecology Unit has no evidence of reptiles in the area. There is however, some suitable habitat to support nesting birds. There are no ponds within 250 metres of the site.

Visual Impact - The proposed buildings would have a visual impact on the surrounding area, due to their scale and massing. However, it is considered that the impact would be acceptable given the surrounding context and relationship to the railway line. It is recognised that the proposed flue (chimney stack) would have a visual impact on the surrounding area by virtue of its height. However, to an extent the change in ground levels would ameliorate the impact of the siting of the chimney. The application has been submitted with a design and access statement that demonstrates how the development will relate to the surrounding area and it is considered that this would be a localised issue.

Vehicular Access - The Head of Engineering Services has indicated that the existing junctions are capable of accommodating the proposed number of vehicle movements each day. The development is therefore considered to be acceptable subject to the previously outlined amendments to the proposed vehicular access arrangements.

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The applicants have been advised of the comments of the Head of Engineering Services and a condition has been recommended to ensure that the required details are submitted and approved in writing prior to the commencement of the development.

Landscaping - In order to accommodate the proposed vehicular access arrangements it is considered that the proposed landscaping scheme will need to be suitably amended. A condition has therefore been recommended to ensure the approval of a landscaping scheme, which will need to be fully implemented as part of the development.

Waste Management - More than 90% of the waste generated by the process is recyclable. Waste for landfill will be disposed of via registered carriers and licensed disposal sites and transfer stations. It is considered that the development will not give rise to significant production of waste. The applicants have submitted a waste management strategy, which has been related to a recommended condition to ensure its appropriate implementation as part of the development. This is subject to revised access arrangements to the site by refuse collection vehicles.

Lighting - The applicants have submitted details of an external lighting schedule which, in general terms, appears to be acceptable. However, the scheme incorporates lighting to the southern and western elevation of the non-ferrous building. As this building is adjacent to the boundary with the railway line it is felt that further consideration is required regarding the potential impact of the positioning of the lighting on the movement of trains along the railway line. A condition is therefore recommended which provides section detail in relation the positioning of light to the west and south of the railway line and its potential to "spill" onto the railway line.

Crime Reduction - The application submitted a Crime Impact Statement with the application which comments on a number of aspects of the proposed development but mostly concentrates upon the need to control access to the site and the provision of site security. The development is considered to be capable of achieving "Secure by Design" accreditation and the relevant condition is therefore recommended.

Disabled Access - The submitted design and access statement indicates that the applicant has taken steps to ensure that the internal layout will incorporate the principles of Design for Access 2, suitable door widths, circulation spaces, lift provision and contrasting surface finishes. A condition has been recommended to relate the development to the details contained within the submitted design and access statement to the implementation of the development.

Sustainable Development - The pre construction consideration of the proposals relates the development to a bespoke BREAAAM assessment. It is predicted that the development will achieve an "excellent" rating. A condition is recommended to ensure that an excellent rating or its equivalent is achieved.

Boundary Treatment - The applicant has been advised of the comments of Network Rail. It should be noted that the applicants propose to install perimeter security fencing around the site, which will vary in height to between 2.4 metres and 3 metres. It should also be noted that the south and eastern boundaries of

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the site are, to an extent, secured by the "natural" configurations of the dense bushes and vegetation also the steep railway embankment.

Conclusion - It is recognised that the nature of the proposed use presents potential local environmental challenges and will have some impact on the local environment. Full consideration has been given to this potential impact, which predominantly relates to noise, pollution and the provision adequate site drainage and attenuation against flooding. It is considered that the design of the proposed layout and the satisfactory discharge of recommended conditions will secure a development, which is appropriately related to the amenities of the local area.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and country Planning Acts.

Recommendation APPROVE

It is considered that the proposal will generally accord with the policies contained within the Unitary Development Plan in particular policy E1.3, E1.4, E3.1, H2.2, I1.1, I1.7, I1.12, I2.1, I3.1, I3.3, DC26.1, DC26.2, DC26.4, DC26.5 and other considerations of material weight including Guide to Development in Manchester 2: Supplementary Planning Document and Planning Guidance, Regional Spatial Strategy for the North West - Formerly RPG13 policies DP1, DP2, DP3, DP4, EC2, The North West Plan, Draft Regional Spatial Strategy (RSS), PPS1, PPS23, PPG24 in that the development would: provide a suitably located industrial uses in an area which would encourage regeneration and provide an additional source of employment to the social and economic benefit of the local area; be suitably related to the surrounding area through the provision of environmental controls regulating the use of the site and its associated activities, particularly in relation to the mitigation and attenuation against the transmission of noise, pollution, land contamination and the risk of flooding; provide a high quality industrial development which would be accessible, sustainable, facilitate recycling and operated in accordance with current technological standards and specifications.

Conditions and/or Reasons

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1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be constructed using the following materials submitted on 24th May 2007: Morley Eternity (0272) Summer Apple Wood style cladding panel; Morley Externit (736) Saffron external cladding panel; Eternit (077) Charcoal external cladding panel; 65mm Robin Hood Red Smooth Brick (NBS Group); Expamet Expanded Steel 7732 Galvanised Fence Panel; Roller shutter - flat RAL 9007 Gun Metal (0.70 mm) (Architectural Profiles Ltd.); Roof - Colourcoat HPS 200 Goosewing Grey (British Steel). The development shall be constructed only using the approved materials and shall meet the standards for external cladding as detailed within Tier 1 and Tier 2 Acoustic Reports undertaken by Environmental Noise Solutions dated April 2007 and 25th July 2007 unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: m2659-001Rev.D; 002 Rev. C; 003 Rev. A; 004; 005; 011; 015; 21; 22 Rev. A; S(91) 01; A(94) 02; L700/E01 Rev. P1; C1082-1.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

4) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall set maximum emission levels and be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester and PPS23.

5) The premises and associated yard and servicing areas, excluding the furnace building, shall not be open on Bank Holidays or outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

7.30 am and 6.00 pm, Monday to Friday,
7.30 am and 1.00 pm, Saturday and Sunday.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

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6) No work shall take place within the premises and associated yard and servicing areas including loading and unloading, but excluding the furnace building and works detailed in the agreed maintenance schedule, on Sunday and Bank Holidays or outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

8.00 am and 6.00 pm, Monday to Friday,
9.00 am and 1.00 pm, Saturday.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

7) No loading or unloading shall be carried out on the site on Sundays or Bank Holidays or outside the hours of 8.00 am and 6.00 pm Monday to Friday and 9.00 am and 1.00 pm on Saturdays.

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

8) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies E1.4, H2.2 and DC26 of the Manchester Unitary Development Plan and PPG24.

9) Before the building hereby approved is first occupied it shall be insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the property.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan and PPG24.

10) The development hereby approved shall be undertaken in accordance with the waste management strategy submitted by Nicol Thomas Architects (dated 16 March 2007) which relates to a scheme for the storage (including segregated waste recycling) and disposal of refuse; subject to revised arrangements for the accessing of the site by refuse collection vehicles which shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented in full as part of the development and shall remain in situ whilst the use or development is in operation unless otherwise approved in writing by the City Council as local planning authority.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2 of the Unitary Development Plan for the City of

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Manchester, Policy 4.11 Guide to Development in Manchester 2:
Supplementary Planning Document and Planning Guidance and PPS23..

11) PPG23

No development shall commence until:

- a) The site has been investigated for the presence of ground contamination and/or ground gas and for the effects of any ground contamination and/or ground gas emanating from outside the site. The investigation shall be carried out in accordance with a scheme previously approved in writing by the City Council as local planning authority.
- b) A report using the results of the approved scheme of investigation and containing plans and particulars of the extent of ground contamination and ground gas present on or affecting the site and the means of remediation has been submitted to and approved in writing by the City Council as local planning authority.
- c) The site has been remediated in accordance with the report approved under b) above and written confirmation thereof has been submitted the City Council.

If ground contamination and/or ground gas or the effects of any ground contamination and/or ground gas emanating from outside the site and not included in the report approved under b) above is discovered during the course of remediation of the site, no development shall commence until:

- i) A report containing plans and particulars of the extent of the new ground contamination and/or ground gas present on or affecting the site and the means of remediation has been submitted to and approved in writing by the City Council as local planning authority.
- ii) The site has been remediated in accordance with the report approved under i) above and written confirmation thereof has been submitted to the City Council

Reason - To ensure that the presence of or the potential for any contaminated land/ground gas is detected and appropriate remedial action is taken in the interests of public safety in order to comply with Policies H2.1, H2.2, E3.1 and E3.2 of the adopted Unitary Development Plan for the City of Manchester.

12) The details of an emergency telephone contact number for appointed contractor shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

13) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

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14) No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2; of the Unitary Development Plan for the City of Manchester.

15) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'excellent' and at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

16) The development shall not be occupied unless accreditation, confirming achievement of the Secured by Design standards in respect of the development has been issued by Greater Manchester Police, unless otherwise agreed in writing by City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement 1 - "Delivering Sustainable Development".

17) The development hereby approved shall be undertaken in accordance with the details and specifications of the submitted Design and Access Statement (Referenced Nicol Thomas Architects: ref - M2659, Revision A dated 26 March 2007) unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In order to secure satisfactory disabled access and in the interest of the occupiers of nearby properties in order to comply with Policies H2.2 and DC9 of the Unitary Development Plan for the City of Manchester and Policy 3.1 of The Guide to Development in Manchester 2 SPD.

18) Before the commencement of the use all boundary treatments, including acoustic barrier screening, shall be in place in accordance with the approved drawings and associated manufacturers details. The boundary treatment shall

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be maintained in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority. The approved boundary treatment shall remain in place whilst the use is undertaken and shall be maintained in accordance with the approved scheme unless otherwise agreed in writing.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies E1.4, H2.2 and DC26 of the Manchester Unitary Development Plan, PPS1 and PPG24.

19) Within 2 months of the commencement of the operation of plant and equipment pertaining to the authorised development, details of post commissioning surveys shall be submitted to and approved by the City Council as local planning authority. These surveys shall relate to the implementation of measures to ensure compliance with the approved schemes for the abatement of noise and pollution attributable to the authorised development and shall be related to the guidance contained within the "Pollution Prevention and Control (England and Wales) 2000, Sector Guidance (SG4 2006)" issued by the Department for Environment Food and Rural Affairs (DEFRA). These schemes shall be subject to any necessary and additional mitigation measures which shall be implemented in full and to the satisfaction of the City Council unless otherwise agreed in writing.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies E1.4, H2.2 and DC26 of the Manchester Unitary Development Plan, PPG23 and PPG24.

20) Before the development commences an acoustic survey shall be undertaken to establish background ambient noise levels in order to assist in future monitoring of noise emissions from the site following the implementation of the authorised use. The detail of the acoustic survey including the times and location of noise measurements shall be agreed in writing by the City Council prior to its commissioning.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies E1.4, H2.2 and DC26 of the Manchester Unitary Development Plan and PPG24.

21) Before the development commences drawings shall be submitted to and approved in writing by the City Council relating the provision of an unobstructed 4.5 metre x 90 metre vehicular visibility splay any the entrance to the site. The development shall be implemented in accordance with the authorised vehicular access arrangements unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the interests of residential amenity and highway safety pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

22) Before the development commences details shall be submitted to and approved in writing by the City Council as local planning authority relating to arrangements for the servicing of the site by delivery vehicles and refuse collection vehicles. The development shall be undertaken in accordance with the approved details unless otherwise agreed in writing by the City Council as local planning authority.

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Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

23) No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system and the provision of an oil interceptor has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans unless otherwise agreed in writing.

Reason - To reduce the risk of flooding and ground contamination pursuant to policy E1.3, H2.2 and DC21 of the Unitary Development Plan for the City of Manchester and the guidance contained within PPG25.

24) Before the development commences a scheme for the management of noise breakout from the furnace building, which includes the provision of door self closure mechanisms limiting the use of the doors between the hours of 6pm and 8am daily, shall be submitted to and approved by the City Council as local planning authority. The scheme shall be implemented in full whilst the use is undertaken unless otherwise agreed in writing.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies E1.4, H2.2 and DC26 of the Manchester Unitary Development Plan and PPS1 and PPG24

25) Before the development commences details shall be submitted to and approved by the City Council as local planning authority providing sectional details of the proposed lighting to the non-ferrous building situated adjacent to the eastern boundary of the site adjacent to the adjacent railway line.

Reason - To avoid undue light spillage onto the adjacent railway line and in the interest of public safety pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

26) Notwithstanding the detail of drawing L700/E01, the planning permission hereby granted does not confer permission for the siting of lighting to the south and eastern elevations of the non-ferrous building.

Reason - In the interests of public safety in relation to the adjacent railway line pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

27) The development hereby approved shall be undertaken in accordance with the detail of the Tier 1 and Tier 2 Acoustic Reports undertaken by Environmental Noise Solutions unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies E1.4, H2.2 and DC26 of the Manchester Unitary Development Plan, PPS1 and PPG24.

28) Within 2 months of the commencement of the operation of plant and equipment pertaining to the authorised development, details of a post acoustic survey shall be submitted to and approved by the City Council as local planning authority. The survey shall relate to the implementation of measures to ensure

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compliance with a written schedule detailing measures to ensure compliance with the approved schemes for the control of noise and all work required following undertaking of the survey shall then be implemented in full unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies E1.4, H2.2 and DC26 of the Manchester Unitary Development Plan and PPG24.

29) Before the development commences a schedule shall be submitted to and agreed in writing by the City Council as local planning authority detailing essential maintenance work which will need to be undertaken outside the authorised opening and working hours. No work, other than those activities detailed in the approved schedule, shall be undertaken unless otherwise agreed in writing.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies E1.4, H2.2 and DC26 of the Manchester Unitary Development Plan and PPG24.

30) Before the development commences a scheme shall be submitted to and approved in writing by the City Council relating to the management of the mounding and the stacking height of processed and unprocessed materials. The approved scheme shall then be implemented in full unless otherwise agreed in writing.

Reason - In the interests of residential amenity pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

31) No development approved by this permission shall be commenced until a scheme for the provision and implementation, of a surface water regulation system has been submitted to and approved by the City Council as Local Planning Authority. The scheme shall incorporate measures to ensure a maximum rate of discharge of surface water from the development site that shall not exceed 5 litres per second per hectare. The development shall be completed in accordance with the approved scheme unless otherwise agreed in writing by the City Council as Local Planning Authority. The discharge of surface water from the development shall be related to a scheme, to be agreed in writing by City Council as Local Planning Authority, relating to the monitoring and identification of changes to the stated discharge rates. Any increase to the stated discharge rates should be supported with evidence that there would be no increase in flooding risks within the receiving network on site and elsewhere.

Reason - To reduce the increased risk of flooding and ground contamination pursuant to policy E1.3, H2.2 and DC21 of the Unitary Development Plan for the City of Manchester and the guidance contained within PPG25.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 082462/FU/2007/N2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

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The following residents, businesses and other third parties in the area were consulted/notified on the application:

Greater Manchester Ecology Unit
Greater Manchester Ecology Unit
Environment Agency
Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health
Contaminated Land Section
Environment & Operations (Trees)
Environment & Operations (Highway Authority)
Environment & Operations (Refuse & Sustainability)
New East Manchester
Network Rail
Greater Manchester Police
107 -123 Anthony Close, Manchester, M12 5ED
46 - 80Anthony Close, Manchester, M12 5EJ
125 –137 Anthony Close, Manchester, M12 5ED

Representations were received from the following third parties:

Environment Agency
Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health
Contaminated Land Section
Environment & Operations (Trees)
New East Manchester
Network Rail
Gary J Gray, Turner Bianca PLC, 4 Midland Street, Ardwick, Manchester
Siemens Transportation Systems
Propaganda UK
Blue Sky Planning
Refinery Group.

Relevant Contact Officer : Carl Glennon
Telephone number : 0161 234 4164
Email : c.glennon@manchester.gov.uk