Press Release - April 5th 2011

Eco Park developers Sky Properties welcomes synergies with approved housing scheme

New Bridgewater Canal homes complement proposed £70m Green Lane Eco Park

Salford planners have given the go ahead for new homes on a derelict industrial site alongside the Bridgewater Canal, and the scheme has been welcomed by Sky Properties, whose proposed Green Lane Eco Park is located across the canal.

Outline permission has been given to Arndale Properties Management for 175 new homes on the site of the former GUS warehouse in Eccles.

The approval has been welcomed by Sky Properties, which views the housing scheme as complementary to its submitted plans for a £70m state-of-the-art facility to recycle business waste and generate renewable energy.

Green Lane Eco Park would be constructed on disused industrial land off Green Lane, Monton, Salford, to contribute to sustainable waste management in Greater Manchester and create more than 60 full-time jobs, and potentially provide enough energy to power 15,000 homes as well as heat for local businesses.

Sky Properties say that the new canalside homes could receive their heating and power from waste treated at the Eco Park, which would incorporate a unique gasification technology from ENERGOS, a division of Salford-based award-winning sustainable energy business ENER-G.

Sky Properties' Anthony Hirsch says:

"The site of the former GUS Home Shopping Warehouse is on the opposite side of the Bridgewater Canal from the proposed Green Lane Eco Park, which has been sensitively designed taking into account the Bridgewater Canal masterplan and aspirations for the Monton area.

"The GUS site redevelopment and other development projects in the vicinity of Green Lane provide significant potential for synergies with the proposed Eco Park through opportunities to maximise the benefits from combined heat and power.

"The Eco Park would also be well placed to serve any waste management requirements associated with increased economic activity in the local area. In determining this application, which was submitted 6 months

after the Green Lane Eco Park application, Officers and Members should have considered issues associated with the combined redevelopment of both the Green Lane Eco Park and GUS sites."

The Sky Properties application is expected to be heard by the Council in May.

The proposals submitted by Sky Properties for the Green Lane Eco Park, are supported by two leading business organisations, the Greater Manchester Chamber of Commerce and the North West Institute of Directors.

The Eco Park would treat and manage about 240,000 tonnes of local business waste each year via a Materials Recovery Facility (MRF), an Anaerobic Digestion (AD) plant and a Gasification plant.

The facility would significantly reduce the amount of business waste being transported to landfill sites across the region.

Says Mr Hirsch: “The Green Lane Eco Park offers the opportunity to regenerate disused employment land through an investment of £70m in the local community, creating jobs and training placements and supporting local businesses by offering a more cost-effective and environmentally responsible way of managing local business waste.”

The pioneering development is required because:

- Landfill is an expensive and unsustainable waste management option - European Union and UK waste management targets mean that as much waste as possible must be diverted from landfill for financial and environmental reasons;
- It is vital that we treat waste as a resource by maximising recycling and recovering value from the remaining waste we produce, rather than throwing these materials into landfill sites;
- The UK has to meet renewable energy targets and diversify its energy sources - energy generated from waste that can’t be recycled can help local areas like Monton to become more self-sufficient in producing its own energy, and to attract and retain other businesses and jobs in the future;
- Managing waste in the ways offered by the Eco Park will support local businesses and provide direct employment for more than 60 people once operational and many more indirectly.

Anthony Hirsch of Sky Properties is available for interview. Please contact Andrew Spinoza at SKV Communications on 0161 838 7770.

- See **www.greenlaneecopark.com** or leave a message for Green Lane Eco Park team on 0800 107 1020.

Notes to editors - information on Green Lane Eco Park

The MRF would have a capacity of up to 100,000 tonnes per annum to sort and extract dry recyclable materials including paper, cardboard, glass and cans ready to reprocess into new products. The AD plant would be capable of processing up to 60,000 tonnes of food and other biodegradable waste to generate renewable energy.

The ENERGOS Gasification plant, with a capacity of about 80,000 tonnes per year, would convert residual, non-recyclable waste into renewable energy in the form of heat and power.

Subject to planning permission being granted, Sky Properties aims to start construction of the Eco Park in 2011 and it is anticipated that the project would take some two years to complete. Construction work would be restricted to between the hours of 7am and 6pm Monday to Friday and 8am to 1pm on Saturdays – there would be no work on Sundays or bank holidays.

Site history. Sky Properties has previously sought planning permission for environmentally-friendly houses on the site. In 2006, Salford Council refused planning permission for an application for housing on the Green Lane site, and an appeal to the Secretary of State for Communities and Local Government (then Hazel Blears) was rejected, upholding the Council's decision to protect the site's designation for employment use. Other proposals put forward for the site, including offices, warehousing and leisure uses, were not deemed in accordance with the Council's Unitary Development Plan policy, which seeks to maintain an adequate supply of employment land.

The development of the site for waste uses is in conformity with Salford City Council's development plan and the site was deemed suitable for waste uses in the Greater Manchester Waste Development Plan Document Preferred Options (November 2009).

Considerable work has been carried out by Sky Properties to make the land safe over the past few years, including clearing it of toxic substances, demolishing unsafe structures and making it secure from unwanted attention from travellers and vandals.

Sky acquired the land in 2003 as the former home of the Mitchell & Shackleton engineering company. The company had relocated to Green Lane in 1908, where Ernest Mitchell joined forces with Edwin Shackleton to create a globally-successful crankshaft manufacturing and repair company. The rich industrial heritage of the area also includes James Nasmyth (inventor of the steam hammer), whose ironworks later became the Royal Ordinance Factory before Green Lane became an industrial park.

Sky Properties are confident that the urban Eco Park concept developed on this historic site will create further global success for Salford and it is hoped that this pioneering concept will be developed globally.

At the time of the acquisition 2003, other industrial occupiers Plasticon, North West Forge, Paul Gardner Engineering and Levertech were operational on the site.

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