

Frequently Asked Questions – Green Lane Eco Park

1. Who is proposing Green Lane Eco Park?

Sky Properties has had a presence in the North West for six years and has pioneered and specialised in numerous property developments from residential to power. It is the owner of the 10 acres of industrial land off Green Lane, Salford, earmarked for the Green Lane Eco Park.

2. Where is the proposed site?

The proposed site is located approximately 1.6 km North West of Eccles town centre in Salford, Greater Manchester. It is in a long-established industrial area, off Green Lane and immediately south of the M602. It covers an area of around 3.8 ha.

3. What is proposed?

The Green Lane Eco Park is aimed at contributing to sustainable waste management in the Greater Manchester area by treating and managing around 240,000 tonnes per year of local business waste through a combination of facilities – including a Materials Recovery Facility, an Anaerobic Digestion plant and a Gasification plant.

4. Who will be responsible for operating the Eco Park?

The operator of the Gasification facility will be ENERGOS, part of local company ENER-G. Another local company, JWS, will operate the MRF. The operator for the Anaerobic Digestion facility has yet to be finalised.

5. What is a Material Recovery Facility (MRF) and how does it work?

A MRF sorts and extracts dry recyclable materials such as paper, cardboard, glass and cans ready for reprocessing into new products. The MRF proposed at Green Lane Eco Park will have a capacity to sort around 100,000 tonnes per year. For further information on MRFs, please use the following link <http://www.wrap.org.uk>

6. What is Anaerobic Digestion (AD) technology and how does it work?

An Anaerobic Digestion (AD) plant processes organic waste, (food and other biodegradable materials) to generate renewable energy and a digestate that may be recycled to land or used as a biomass fuel. The AD plant proposed at Green Lane Eco Park will have a capacity to process around 60,000 tonnes per year. For further information on AD, please use the following link to Defra's web site <http://www.defra.gov.uk/environment/waste/ad/about.htm> or www.biogas-info.co.uk

7. What is gasification and how does it work?

Gasification is a process that converts residual, non-recyclable waste into renewable energy in the form of heat and power, minimising the amount of waste sent to landfill. The Gasification plant proposed at Green Lane Eco Park will have the capacity to process around 80,000 tonnes per year. For further information on Gasification, please use the following link www.energoss.com

8. Why do we need it?

There are numerous economic, financial and environmental reasons at national, regional and local level as to why this facility is essential. Landfill is becoming a very expensive option and tough EU and UK targets mean that as much waste as possible must be diverted from landfill for both financial and environmental reasons. Also, the UK must meet renewable energy targets, and energy generated from waste that can't be recycled can help the UK as well as the local area to become more self-sufficient in producing its own energy.

9. What are the economic and employment benefits for the local community?

Managing waste in this way will support local businesses and provide direct employment for around 60 people once operational and many more indirectly, and over £70million will be invested into the local economy. It will help local businesses to meet their environmental obligations relating to waste and recycling, using environmentally sound and cost-effective methods, contributing to the overall sustainability of the local economy.

10. What about emissions from the facilities?

Waste management facilities are tightly regulated by the Environment Agency, under Environmental Permitting Regulations (EPR). The operator will require an Environmental Permit to operate, issued by the Environment Agency. The Environment Agency will routinely inspect the site and operation to ensure that the operator is complying with the regulations and the permit. Emissions from the gasification and AD facilities will be continuously monitored and the results submitted to the Environment Agency who will make them publicly available.

The gasification facility will also be required to comply with the EU Waste Incineration Directive (WID) which imposes strict emission limits. As well as being carbon neutral, the gasification process only produces normal combustion gases (e.g.

carbon dioxide, nitrogen etc.) and low levels of other combustion by-products (e.g. NO_x), the levels of which will be in line with the WID limits. The electricity produced by the gasification and AD processes will offset electricity produced by fossil fuels and hence will reduce the emissions from coal or oil fired power stations.

11. What about noise and odour?

The site is located in an industrial area and the M602 motorway separates the site from the nearest residential areas to the north. This reduces the potential for noise to cause a nuisance for neighbours. Furthermore many of the noisier site activities will occur within the proposed buildings which will be designed to minimise noise levels. Nevertheless a noise survey has been undertaken to establish existing noise levels around the site and targets have been agreed with the Salford Council to ensure that no nuisance is caused.

Odour is unlikely to be an issue for most of the proposed facilities on site; however where there is a potential to generate odorous air this will be captured and treated. For the gasification process the waste and fuel bunker hall will be enclosed with fast acting doors; the hall will also be operated slightly below atmospheric pressure to create a negative pressure that draws air into the building to contain odours. The air from the hall will be taken through the thermal conversion process to allow it to be cleaned before being released through the main stack. For the AD plant the biogas produced will be transported in sealed pipes prior to being burnt in spark ignition engines (large engines that work in the same way as a car petrol engine converted to use gas) ensuring the combustion of the odorous constituents of the biogas. The combustion gases are then released via the engine stacks. For the buildings associated with the AD plant the air is extracted and treated by a bespoke odour treatment system prior to the air being discharged to atmosphere. No odour emissions are expected from the MRF because of the nature of the wastes being managed.

12. What will the visual impact be - will we see a chimney?

Yes - the tallest part of the facility will be the flue stack which will be up to 55m in height with an outer cover of around 3m in diameter. Each of the two lines will have their own outlet pipe of typically 850mm diameter within this 3m shield. However, the new facilities will be developed on an existing industrial estate and will be carefully designed and landscaped to have the lowest visual impact possible. The site itself is very well enclosed by industrial areas and the motorway which will restrict view into the site.

13. How much increase in road traffic should we expect?

Waste will be delivered to the site from local businesses and transfer stations. In total, the site should generate no more than 160 movements of heavy goods vehicles (HGVs) per day. This is less than the equivalent number estimated for more general employment or distribution uses.

It is also proposed to improve upon the existing traffic flows in the local area. Access to the industrial development located immediately to the east of the development site is currently gained from Monton Road, via Lansdowne Road. However, as part of the development proposals, the access road within the development site will act as a link between this existing industrial development and Green Lane removing the need to use Lansdowne Road.

With the exception of an 'emergency situation' (for example the unexpected closure of another facility) it is proposed that the facility would generally only accept the delivery of waste and the despatch of materials during normal daytime hours only: 0730 to 1800 hours during weekdays and 0800 to 1300 on Saturdays. No delivery, dispatch or on-site movement of waste would therefore take place on Sundays or bank holidays, again, except in the case of emergencies. Notwithstanding this, the facility will be designed to provide sufficient internal storage of waste and residues to enable continuous operation over the longer public holiday periods of Christmas and Easter.

14. Does the government support these types of facilities?

Yes, the UK Government wants to encourage the use of advanced waste treatment technologies in the UK and is supporting the emergence of new energy generation technologies through the Renewables Obligation Certificate (ROC) system. The Government's support for renewable energy includes special support for advanced conversion technologies such as gasification.

In addition, the Government has supported the demonstration of both AD and gasification as "advanced conversion technologies" through Defra's New Technologies Demonstrator Programme <http://www.defra.gov.uk/environment/waste/residual/newtech/demo/index.htm>. The ENERGOS technology selected for the Green Lane Eco Park is the same technology selected by the Government for its demonstrator programme.

15. How does the site fit with Planning Policy?

The development of waste facilities at the site would be consistent with both prevailing and emerging planning policy. National waste planning policy encourages the development of recovery facilities and directs developers to industrial areas as possible locations for facilities.

The Regional Spatial Strategy (RSS) states that facilities for commercial and industrial wastes should be located close to waste sources with a view to minimising transport distances and encourages the development of new waste technologies which would include both gasification and AD, as proposed for this site.

With regard to the local planning policy, the Salford UDP (2006) allocates part of the site for a variety of employment uses including general industry which is the use normally associated with waste development. The remainder of the site is 'white land' where it can be assumed that there was an expectation that employment uses would continue at the site. Waste policy in the UDP centres on the general concepts of sustainable waste management and does not provide allocations.

16. Where will the waste come from?

The proposed development will take both recyclable and non-recyclable waste from local businesses (commercial and industrial) mainly in the Greater Manchester area.

17. Why won't the plants take household waste?

Household waste in the Greater Manchester area is collected by the local councils with treatment and disposal the responsibility of Greater Manchester Waste Disposal Authority (GMWDA). GMWDA has recently (April 2009) awarded a 25 year PFI contract to Viridor Laing which is in the process of developing dedicated Municipal Solid Waste (MSW) transfer and treatment facilities elsewhere in the Greater Manchester area.

18. Does the gasification plant use resources that could otherwise be recycled?

No – dry recyclable materials will be recovered by the MRF and any food or organic waste will be processed by the AD facility. The gasification facility will process non-recyclable residual waste.

19. Will the site be taking in toxic and hazardous materials?

No – the site will not accept waste classified as hazardous.

20. Isn't the residual ash from gasification hazardous?

Residual ash from the gasification process is approx 15% of the input waste. Much of this can be recycled and used by the construction industry whilst a proportion may need to be disposed off at a suitably licensed waste facility.

21. Are there other facilities in the UK like the one proposed?

There are six ENERGOS gasification plants operating in Norway and Germany and a plant is operational on the Isle of Wight. A number of other proposals in the UK have now gained planning permission including plants in Irvine Scotland, Knowsley, Doncaster, Bradford and Barry and Newport in South Wales.

It is estimated that there are around 27 AD plants in the UK at various stages of development and around 10 are operational. The technology is being actively promoted by Government and Defra has recently stressed the positive contribution that AD can make to climate change, renewable energy, waste management and wider environmental objectives. For further information, please use the following link:

<http://www.defra.gov.uk/environment/waste/topics/documents/commercial-industrial-waste-aims-actions-091013.pdf>

There are many operational MRFs throughout the UK incorporating different types of recycling technology.

22. When will the facilities be built and operational?

Subject to the grant of planning permission, it is anticipated that the construction would commence in 2011 and would last for 24 months. Construction would normally take place during the hours of 0700 to 1800 (Monday to Friday) and 0800 to 1300 (Saturday). No construction would take place on Sundays or bank holidays.

23. How can I get involved/stay informed?

Sky Properties is committed to informing, consulting and involving local stakeholders in the redevelopment of the Green Lane site.

We have established a dedicated website www.greenlaneecopark.com which provides up to date information regarding the proposals.

Sky Properties can be contacted via email (info@greenlaneecopark.com) or by telephone (0800 107 1020) and is happy to answer any questions regarding the proposals.

24. Why isn't Sky Properties trying to locate this kind of waste facility in Trafford Park or other industrial sites?

Sky Properties owns the Green Lane site and does not own any sites in Trafford Park. The Green Lane site has been designated for industrial use in Salford Council planning policy and is suitable for waste management. As a responsible developer, Sky Properties has been trying to find an acceptable use for the site. On 21st December 2006 by Committee decision, Sky was refused planning permission by the council for a residential housing scheme. Sky Properties appealed this decision but was again refused planning permission in 2007.

25. Can't the site just be left vacant?

As a former industrial park, the site attracts vandalism, and residents agree that it is a magnet for anti-social behaviour. Sky Properties has started to clean up the site and has removed potentially dangerous asbestos.

As the owner of the land, Sky has a moral and financial obligation to develop the site. Having previously sought permission for residential development on the site, Sky has been forced to look at industrial uses for the site and has selected the recycling and renewable energy route, in line with local planning and government policies.

26. Hazel Blears MP has told us that she thinks the area should be re-designated as a site for housing. Isn't she talking sense?

Sky Properties wanted to build environmentally-friendly houses on the site but this was refused by Salford Council and refused again following a planning inquiry. A housing scheme on the site would generate far more vehicles in and out of the site than the waste recycling facilities being proposed.

In 2006, Salford Council refused planning permission for a plan for housing on the Green Lane site. Hazel Blears was then Secretary of State for Communities and Local Government and she rejected the appeal from Sky Properties and upheld the Council's decision to protect the site's designation for employment use.

Reasons for refusal included:

- It was stated that there was a qualitative need for employment land at the site and it was a sustainable location for this use - near to a large population where unemployment rates are above the national average
- The housing proposal was not in accordance with the Council's Unitary Development Plan policy seeking to maintain an adequate supply of employment land
- The site was in a noisy area and there were uncertainties about the extent to which the site could be developed whilst maintaining noise levels
- The accessibility of the site for housing was not good in terms of other transport modes- would require use of private car. It was also concluded that speeding traffic on Canal Bank would be resolvable through highway safety measures.

Gasification

27. Isn't Gasification just another name for incineration?

Regardless of whatever technology is used, in order to recover the energy it has to go through the final stage of combustion. Whilst the basic principles of gasification and incineration are the same, gasification technology is a cleaner, more modern technology. The technology that processes waste is heavily regulated, more so than most other energy production processes, including coal-fired and gas-fired power stations, and the energy produced from the biomass content is renewable. Our plant will be able to provide heat that can be used by local businesses and produces enough electricity to power 15,000 homes.

28. Gasification reduces your life expectancy and harms your health – the proximity of an Incinerator even increases the rate of infant deaths.

Gasification facilities that are well run and regulated do not pose a significant threat to public health. The HPA has reviewed the latest scientific evidence on the health effects of modern municipal waste incinerators. The agency said in September 2009, "The evidence suggests that any potential damage to the health of those living close to incinerators is likely to be very small, if detectable. The Agency therefore does not believe that studies of public health around individual incinerators are scientifically justifiable."

Traffic

29. Sky Properties has said there will be 160 vehicle movements a day – isn't that unacceptable in a residential area?

The site is designated for industrial use but even if it was zoned for another use such as housing there would be an increase in traffic in the local area.

Under Sky Properties proposals, the increase in traffic movements would be less than 1% of existing vehicle movements

It is proposed that the facility would only accept the delivery of waste and the dispatch of materials during normal daytime hours only: 0730 to 1800 hours during weekdays and 0800 to 1300 on Saturdays (except in the case of emergencies). No delivery, dispatch or on-site movement of waste would therefore take place on Sundays or bank holidays, again, except in the case of emergencies. Notwithstanding this, the gasification and anaerobic digestion facilities will be designed to provide sufficient internal storage of waste and residues to enable continuous operation over the longer public holiday periods of Christmas and Easter.

We are doing everything we can to try and minimise these impacts, and we do understand the concerns held by local residents in relation to the vehicle movements. Where possible, we wish to help improve the current traffic issues and comments received at the public exhibition regarding this have been taken into account where possible.

It is also proposed to improve upon the existing traffic flows in the local area. Access to the industrial development located immediately to the east of the development site is currently gained from Monton Road, via Lansdowne Road. However, as part of the development proposals, the access road within the development site will act as a link between this existing industrial development and Green Lane removing the need to use Lansdowne Road.

30. There must be a better plan for the site in regards to traffic?

Several different traffic schemes have been considered for the site and they have all been ruled out for various reasons. Every single other option considered for the site had higher vehicle movements and also more at peak hours. This development has a lower traffic impact than other schemes and uses considered.

31. How will you stop smelly lorries dropping food waste down our streets?

Waste will be delivered to the site in sealed HGVs, so there is no risk of anything being unintentionally dropped and no problem with odour.

We will control odours at the site by ensuring the waste is only tipped indoors. We will also apply negative pressure to the places on site where the waste is stored, so that fresh air flows into the building. When the air is sucked into the gasification plant, any odours will be obliterated.

Emissions

32. Doesn't Gasification produce more greenhouse gases than landfill?

The gasification facility is required to comply with the EU Waste Incineration Directive which imposes strict emissions limits. The gasification process only produces normal combustion gases and low levels of combustion bi-products. Estimated global greenhouse gas emissions from waste incineration are small, less than one tenth of methane emissions from landfill. By comparison with the equivalent amount of waste going to landfill, the plant will actually provide a reduction in the CO₂ equivalent per year.

Consultation

33. Don't the odours emitted by processing plants carry in the air for several miles?

Odour is controlled within the site boundary and there will be strict operating procedures put in place through the planning permission and more importantly the Environmental Permit issued and enforced by the Environment Agency. We will control odours at the site by ensuring the waste is tipped out only indoors. We will also apply negative pressure to the places on site where the waste is stored, so that fresh air flows into the building.

Odour

34. Some people locally didn't get information leaflets. Is Sky Properties trying to keep quiet about their plans?

Sky Properties has delivered a full information programme to get the message across about its plans, and to get the views of as many local people as possible. This has been welcomed by Salford Council and the level and quality of the information provided is at the standard of best practice in public consultation exercises of this kind.

The programme so far has included:

- A leaflet delivered to 970 addresses in the local area.
- A three day exhibition at the Monton House Hotel, the best-known venue in Monton, staffed by experts available to answer all questions from residents.
- 117 people attended and 47 people filled in response cards.
- A booklet about the proposal for people to take away.
- A dedicated website with email address for enquiries.
- A dedicated telephone line for enquiries to be left.
- Two interviews on BBC Radio Manchester calling for people to attend.

- A press release to all media in Salford and Greater Manchester.
- An article in the Salford Advertiser.
- An advertisement in the Salford Advertiser.
- A community meeting attended by over 130 local residents who were able to express their views and ask questions regarding the Green Lane Eco Park.
- A response published on the Green Lane website to every question asked at the community meeting.
- The offer to establish a Community Liaison Group (not yet taken up by local residents).
- c. 14,000 properties in the local area to update local residents on the proposals and to provide information on how to submit comments about the proposal to the Council as part of the formal consultation.
- Planning applications available in full on the Green Lane Eco Park website.
- Two Granada Report TV interviews including public support from the Greater Manchester Chamber of Commerce.

Sky Properties is committed to best practice in consulting local people about its proposals. We sincerely wish to engage with the local community in regards to this proposal.

35. Anything else?

Following the exhibition, Sky Properties has been engaging openly with residents by email and letter. Sky Properties is committed to being transparent and open with all questioners.

36. What is Sky Properties doing about further consultation?

Sky Properties is committed to best practice in consulting local people about its proposals. We sincerely wish to engage with the local community in regards to this proposal. The next step is setting up a Community Liaison Group which directly engages with a number of local people.

We hope that by offering these meetings we can take on board concerns of local residents who have expressed an interest, and have the opportunity to provide any further information that may be requested, establishing a dialogue with local residents. We hope to address issues raised by residents through this process.

Energos

37. Are the residents of Knowsley happy with the proposals for an Energos plant in their area?

Consultation was carried out prior to the submission of a planning application for the Knowsley facility. This resulted to changes to the routing of vehicles and a further study into the health impacts on the local area.

The people who attended the Community Liaison Group were generally satisfied with the proposals, including the CLG members who reported back on their findings following a visit to the Forus Energos plant.

Property prices

38. Won't the presence of the plant make it much more difficult to sell our properties and lead to a decrease in property prices in the area?

The site is enclosed by the M602 and industrial development and the proposals will bring forward a currently derelict site. This will bring positive benefits. The proposals will not differ significantly from other forms of industrial development which is why Government policy encourages waste development on general industrial land. For these reasons we do not see any reason to believe that there would be an impact on property prices.

Pests

39. The site without doubt will attract rats, rodents and other scavengers.

Site operational controls set out in any planning permission or Environmental Permit will not allow the outdoor storage of waste which would potentially attract pests.

Visual impact

40. Won't the facility be a serious blot on our landscape?

The final design of the facility will take into consideration the surrounding landscape and will incorporate features intended to minimise visual impact from certain viewpoints including cladding design, colour and fabrication.

The planning application itself will include a thorough Landscape and Visual Impact Assessment (LVIA) which will provide an assessment of impacts from viewpoints agreed with Salford Council showing how the facility will fit into the general landscape.

Name

41. Why is the scheme called an Eco Park?

The term Eco Park is widely used around the world to describe industrial and mixed developments, normally incorporating an energy generation component and/or material recovery or manufacturing using recovered materials. There are at least three existing waste facilities in the UK called Eco Parks.

Planning application

42. Has the planning application been submitted?

Two planning applications have now been submitted to Salford City Council. A full planning application has been submitted for the ENERGOS plant and an outline application has been submitted for the MRF and AD plant.

Both planning applications are available in full on the Green Lane Eco Park website www.greenlaneecopark.com and are available online at Salford City Council's website via the following link:

http://publicaccess.salford.gov.uk/publicaccess/tdc/DcApplication/application_searchform.aspx

The planning application reference numbers are:

Full application for the gasification proposals: **10/59092/FULEIA**

Outline application for the anaerobic digestion and recycling proposals: **10/59093/OUTEIA**

If you are unable to access the applications on-line then you can view the applications at:

Emerson House
Albert Street
Eccles
M30 0TE

Alternatively, you can telephone the Council's call centre on 0161 909 6545

Responses should be made to the Regulatory Services at Emerson House. Please quote the application reference numbers on any response.