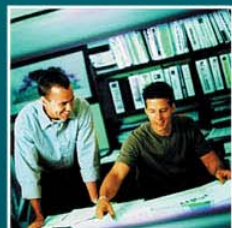
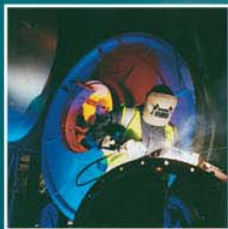
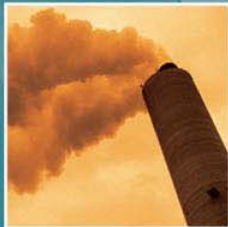


Sky Properties Limited and ENERGOS

Green Lane Eco Park

Statement of Consultation

June 2010



Entec

Creating the environment for business

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Statement of Consultation

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1. Introduction

1.1 Overview and Purpose of the Report

Sky Properties Limited is submitting two planning applications to Salford City Council for the development of waste facilities at the site known as the former Mitchell Shackleton Works off Green Land, Eccles. The proposals comprise a combination of waste recycling, anaerobic digestion and residual waste treatment through gasification facilities, together with the generation of energy.

Ongoing community and stakeholder engagement has been integral to the development of the proposals and has been led by engagement specialists Sauce Consulting. The aim of the engagement process has been twofold: first, to inform local residents and key stakeholders of the proposals; and, second, for Sky Properties Limited to gain a better understanding of community and stakeholder concerns and to take these into account in the design of the scheme.

This report has been prepared by Entec UK Limited who has co-ordinated the preparation of the planning applications. The report is intended to provide an overview of the engagement undertaken in support of the planning applications and highlight how the outcomes of the engagement process have informed the design of the proposals.

1.2 Engagement Requirements

The Government has set out its expectations for engagement on development proposals within the emerging national planning policy framework for development management *Development management: Proactive planning from pre-application to delivery*¹ prepared in response to the *Killian Pretty Review* (2008). This document identifies front loading and effective engagement as a key element of a positive and proactive approach to planning. Annex 3 paragraph 3.5 states:

“Engagement prior to any planning application being formally submitted can be critically important and should provide the applicant and the local planning authority with the opportunity to gain a clear understanding of the objectives of and constraints on development. It also provides an opportunity for wider engagement, where appropriate, with other stakeholders, including the local community, which can deliver better outcomes for all parties”

¹ Communities and Local Government (2009).



It recommends that developers prepare a clear engagement plan from the outset which comprises:

- pre-application discussions between the developer and local planning authority;
- engagement with members to fulfil their roles as local authority representatives and civic leaders in the planning system;
- discussions with statutory consultees and other relevant parties at the earliest opportunity; and
- engagement with local delivery partners, especially where a proposal relates to a development that facilitates the delivery of services to the local community.

With specific regard to the development of waste management facilities, the companion guide to *Planning Policy Statement 10 (PPS10): Planning for Sustainable Waste Management*² emphasises the importance of involving residents and key stakeholders at the pre-application stage, particularly given the potential broad range of planning issues that may be related to proposals for waste management facilities. In this respect, the companion guide promotes early engagement, in accordance with waste planning authority Statements of Community Involvement (SCI), to ensure that the public can express opinions and concerns and help applicants address site specific issues and avoid mistaken perceptions.

Salford City Council's SCI was adopted in January 2010 and identifies who is to be involved in the determination of planning applications, by what method and at which point in the process. It encourages the adoption of a community involvement exercise for major applications and highlights a range of potential mechanisms for engagement including leaflets, exhibitions, press releases, newspaper adverts and public meetings. The SCI also stipulates that, where a community engagement exercise has been undertaken, a consultation statement should be submitted alongside the application. As a guide, the SCI recommends that this statement sets out:

- who the community engagement exercise was targeted at and why;
- the number of people involved in the exercise, including the level of response to any request for the community's input and a profile of those who submitted comments as far as it is possible to provide this;
- the methods used in consulting;
- why the methods used were appropriate taking into account issues such as the scale and likely effect of the development on the local community and who the target consultees were;
- key findings from the exercise presented in quantitative and qualitative form as appropriate; and

² Community and Local Government (2006) *Planning for Sustainable Waste Management: A Companion Guide to Planning Policy Statement 10*.



- a summary of how the community engagement exercise findings have been used to finalise the development proposals or other ways in which a compromise has been reached to satisfy demands or concerns from consultees, including a summary of any issues, concerns or objections that may not have been resolved.

1.3 Report Structure

Reflecting the requirements of the council's SCI as set out above, the remainder of this report is structured as follows:

- Section 2 provides a summary of the engagement programme and methods adopted;
- Section 3 presents the key findings of the engagement exercise and how these have been used to inform the development proposals;
- Section 4 Presents the report's conclusions.



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2. Approach

2.1 Overview

The approach to consultation was developed in discussion with, and agreed by, council officers in order to ensure that the consultation programme reflected the expectations set out in the council's SCI as described in **Section 1.2**. The agreed programme was designed to ensure early, effective and continuous engagement with the council, key stakeholders and residents. Reflecting the SCI, recognised best practice and planning guidance, the following broad typologies of engagement were employed:

- *Informing*: to raise awareness of the proposals and address any misconceptions with respect to the waste management technologies to be employed and build capacity to ensure that consultees were able to contribute effectively to the applications' development;
- *Consulting*: to acquire views of a range of stakeholders and residents with respect to the proposals;
- *Involving*: to achieve more active, long term involvement of stakeholders and residents.

2.2 Methods

Table 2.1 that follows sets out the engagement methods employed in support of the preparation of the planning applications and identifies for each, the group targeted and a justification for selection.



Table 2.1 Engagement Methods

Type	Method	Justification	Residents	Councillors	Stakeholders	Media	Officers
Informing	Briefing pack	Briefing packs were distributed to local councillors, key stakeholders and local media in order to provide detail of the proposals and offer an opportunity to meet to discuss the proposals further. This was viewed as an effective way of ensuring that key stakeholders were fully aware of the proposals as early in process as possible to ensure that they had an opportunity to contribute to their development.		✓	✓	✓	
	Household leaflet	A total of 970 households in the local vicinity surrounding the site were targeted in order to ensure that residents potentially affected by the proposals were fully informed. The leaflets were also utilised to advertise the public exhibition.	✓				
	Dedicated website	The creation of a dedicated website provides easily accessible background information on the proposals as well as answers to frequently asked questions to help address concerns effectively and efficiently. The website also acts as a link to details of how to get involved with the proposals and provides signposts to sources of further relevant information (see Appendix A).	✓	✓	✓	✓	✓
	Dedicated email address and telephone message service	A dedicated email address and messaging service was set up to help ensure that anyone would be able to contact Sky Properties regarding the proposals and at any time.	✓	✓	✓	✓	✓
	Advert in the local press	The purpose of the advert was to raise awareness of the proposals and public exhibitions in order to maximise attendance.	✓	✓	✓	✓	
	Radio interviews	Radio interviews were considered to be a novel and effective method of raising awareness of the proposals among a wide audience and to highlight opportunities for involvement (e.g. public exhibitions).	✓		✓	✓	
	Press release	The use of press releases was considered to be an effective method of raising awareness of the proposals among a wide audience and to highlight opportunities for involvement (e.g. public exhibitions).	✓		✓	✓	



Table 2.1 (continued) Engagement Methods

Type	Method	Justification	Residents	Councillors	Stake-holders	Media	Officers
	Public Exhibitions	Public exhibitions were held near the site in Monton on 3, 5 and 6 December 2009 where details regarding the proposals, the Environmental Impact Assessment and specific technologies were displayed. This was intended to provide detailed information on the proposals to help inform community groups.	✓	✓	✓	✓	✓
	Public exhibition feedback form	Feedback forms were distributed to public exhibition attendees. This approach was adopted to help capture views of attendees as robustly as possible and to provide a quantitative basis for the identification of key issues as well as an indication of the level of interest in establishing a community liaison group.	✓		✓		
	Exhibition information leaflet	Information leaflets were distributed to local residents at the public exhibition. The leaflet summarised the information displayed at the exhibition in order to build additional capacity among residents.	✓	✓	✓	✓	✓
	Community meeting	A community meeting was held on 25 January 2010 where local residents and other interested parties were able to listen to a presentation by Sky Properties and those involved in the proposals. This was intended to provide detailed information on the proposals to help inform community groups.	✓		✓	✓	
Consulting	Meetings	Meetings with local councillors and other stakeholders were held to discuss the proposals.		✓	✓	✓	
	Q & A Session and Report	An extended 'Question and Answer' session was held following the community meeting on 25 January 2010. This was intended to provide an opportunity for attendees to gain additional information regarding the proposals and to also raise specific concerns. Following the meeting a Q&A document was issued answering all questions raised during the community meeting. This was intended to facilitate continuous engagement and ensure a continuous feedback loop to encourage further participation (see Appendix B).	✓		✓	✓	



Table 2.1 (continued) Engagement Methods

Type	Method	Justification	Residents	Councillors	Stakeholders	Media	Officers
	Pre-application meetings	<p>Reflecting best practice, several pre-application meetings and ongoing discussions were held with officers of the council as well as representatives of other organisations as appropriate. These meetings were intended to:</p> <ul style="list-style-type: none"> • update officers on the proposals; • identify key planning issues as early as possible; • agree solutions and achieve consensus to facilitate the application process; and • discuss the engagement programme. 		✓	✓		✓
	Household leaflet	A leaflet has been distributed to c. 14,000 properties in the M30 area, following feedback from local community members, in order to ensure the wider community has the opportunity to access accurate information on what is proposed and provide their views during the planning application process.	✓	✓	✓	✓	
Involving	Community Liaison Group	The developer has offered to establish a Community Liaison Group following the public exhibition and various meetings with local community members and other local stakeholders. The group will provide a forum to discuss the proposals in greater detail with a view to maintaining community involvement throughout the permitting, construction and operational phases. To date, working in partnership with the local MP, a group of seven has been proposed by the local community but no date has been agreed for the first meeting. It is envisaged that this group will meet during the planning, permitting and construction phases, and continue into the operational phases. The group will provide an important role in discussing local benefits and the management, mitigation and minimisation of disruption and disturbance during construction and operation.	✓	✓	✓		



2.3 Timetable

The engagement programme commenced with the publication of an EIA scoping report in May 2009. Following the preparation of initial designs for the project initial per-application meetings, leafleting and the public exhibition commenced from November 2009. The CLG was discussed at the beginning of 2010, and it was agreed that the developer would work with the local MP and community representatives to establish a small working group of local people, which has led to seven names being put forward by the local community. It is hoped that the CLG will function through the determination stage of the application and then beyond should permission be granted.





3. Key Findings

3.1 Overview

This section of the report presents the key findings of the consultation elements of engagement process described in **Section 2** of the report. It then sets out how the issues identified have been taken into account in the development of the proposals.

3.2 Key Findings

3.2.1 Pre-application Meetings

A total of 3 pre-application meetings were held, the details of which are set out in **Table 3.1** below. The meetings provided an opportunity to discuss the type of applications to be submitted (i.e. outline/full) conformity with the development plan for Salford and the overall programme for the application.

Table 3.1 Pre-application Meeting Overview

Date	Location	Organisations Represented
12/11/09	Salford City Council	Entec Hattrell DC One Architects Urban Vision Salford City Council Officers
15/02/10	Urban Vision, Eccles	Entec Hattrell DC One Architects Urban Vision
29/03/10	Salford Civic Centre	Member of Parliament for Salford Say No to Green Lane Incinerator Anthony Hirsch Sky Properties Entec Hattrell DC One Architects Salford City Council Councillors Salford City Council Planning Officers



A range of planning issues were also highlighted and discussed at these meetings which are summarised below:

- Transport: links with the eastern industrial estate and routing of industrial estate traffic was identified as a significant issue to be addressed, potentially through planning obligations. The potential increase in vehicle movements was also identified as a concern;
- Alternative site uses: the potential for the site to be developed for housing was discussed although constraints to such development were noted, specifically proximity to the motorway and the industrial development to the south and east;
- Flood risk: potential flood risk was identified in some areas of the site;
- Technologies: the integration of Combined Heat and Power (CHP) was identified as a preferred technology solution;
- Visual impact: the potential negative effect on residential amenity was highlighted as a concern. Boundary treatment on Green Lane was identified as key to soften the impact of the development on the canal-side boundary;
- Regeneration: the importance of considering the future of the Mitchell Shackleton site in the context of surrounding area was discussed and a need identified for a clear vision for the future redevelopment of the area;
- Ecological impact: the site's proximity to the Bridgewater Canal site of biological importance was highlighted as a potential issue.

3.2.2 Public exhibitions

A total of 117 people attended the public exhibitions. Feedback forms were given out on arrival and visitors were asked to hand these in before leaving. A total of 47 feedback forms were collected across the three days yielding a response rate of 40%.

Of the 47 feedback forms received, 19 positive comments were made which related to the waste management technology proposed and its environmental benefits. A number of comments were also made regarding the positive use of derelict land and the number of jobs that would be brought to the area.

The main concern identified by attendees related to traffic with a total of 21 comments received regarding this issue. A total of 10 comments were also received in relation to site choice whilst odour, emissions and noise issues received 7, 6 and 5 comments respectively. Only 4 comments were received in relation the potential visual impact of the scheme with the following numbers registering concerns about other individual issues dust 2, site security 1, environmental impact generally 1 and effect on house prices 2.



3.2.3 Community Meeting

The community meeting was held in Monton on the 25 January 2010. It was attended by over 130 local residents and other interested parties. Following a presentation from Sky Properties and ENERGOS, the majority of time was spent on a Q&A session to highlight, and then address, the main concerns of local residents with regard to the proposals.

Once again traffic was the main issue raised with concerns over the volume, frequency and timing of lorries and whether this would increase in the future. Residents also raised concerns over emissions, noise and effects on local wildlife from the increased traffic and from emissions.

Other issues raised included concerns over the type of materials that would be processed at the facility and whether these would be toxic, emissions from the gasification plant and the effect on health, noise from the plant, and worries over health and safety of the site in its current state.

Queries were also raised regarding the designation of the site and the potential for re-designating the site for uses other than industrial/employment.

A detailed Q&A that resulted from the meeting, and acted as a record of the meeting, is attached.

3.2.4 CLG

The developer offered to establish a Community Liaison Group (CLG) at the Public Exhibition in December 2009, and reiterated this at the public meeting in January 2010. Twenty-six local residents indicated they would be interested in participating in a CLG, and these were the core invitees to the community meeting in January.

At the January meeting, it was resolved to form a smaller group of 20-30 local residents to represent the interests of the local community in discussions about the site, planning policy and aspects of amenity associated with the development. The local MP offered to liaise with local community representatives, and put forward five named individuals in addition to two others who had separately indicated they would like to continue to be involved.

To date, the terms of reference for the group and format of meetings has not been agreed by the local community, however it is hoped that the group will meet shortly to discuss important amenity and community benefit issues during the planning, permitting process and continue into the construction and operational phases.

3.3 Design Amendments

Table 3.2 below highlights the measures incorporated into the design of the proposals in response to the issues identified through the engagement process.



Table 3.2 Measures Incorporated Into the Design of the Proposals in Response to Issues Identified Through the Engagement Process

Issue	Design Measure Implemented
Volume, frequency and timing of HGVs	<ul style="list-style-type: none"> • Routing strategy developed to avoid use of Monton High Street; • Proposals provide for potential link from Green Lane to the Nasymth Business Centre – users of the centre would no longer need to use Lansdowne Road; • Encouragement to users of Green Lane to avoid peak hours wherever possible; • Applicant has addressed other measures including reconfiguring the roundabout at the top of Canal Bank and offering signage or other improvements along Green Lane/Canal Bank; • Further information provided on transport in leaflet distributed with the application.
Vehicle emissions	<ul style="list-style-type: none"> • Addressed in the ES and summarised in the NTS.
Vehicle noise	<ul style="list-style-type: none"> • Addressed in the ES and summarised in the NTS.
Emissions from the gasification plant	<ul style="list-style-type: none"> • Information presented at CLG meeting and discussed in the pre-application leaflet.
Effects on local wildlife	<ul style="list-style-type: none"> • Addressed in the ES and summarised in the NTS.
Health and Safety of the site	<ul style="list-style-type: none"> • Will be dealt with in detail in the Environmental Permit.
Noise from the plant	<ul style="list-style-type: none"> • Addressed in the ES and summarised in the NTS. Queries were raised on the choice of monitoring locations that were explained at the CLG meeting.
Visual impact	<ul style="list-style-type: none"> • The main change has been the switching of the AD and MRF facilities so that the taller and more imposing elements of the facilities are located on the eastern portion of the site and away from the Green Lane / Bridgwater Canal boundary; • Additional attention has been given to the landscaping on the western boundary.
Dust	<ul style="list-style-type: none"> • Addressed in the ES and summarised in the NTS.
Site security	<ul style="list-style-type: none"> • Site would be secure with perimeter fencing and a manned security lodge at the entrance; • Further liaison expected on ensuring security and lighting along estate road.
Effect on house prices	<ul style="list-style-type: none"> • Effects of any development on house prices whether positive or negative are uncertain. Not a material planning consideration.
Odour	<ul style="list-style-type: none"> • Addressed in the ES and summarised in the NTS. Attention given to mitigation measures that are explained in the pre-application leaflet.
Site choice	<ul style="list-style-type: none"> • Policy context discussed at the CLG meeting and dealt with in the supporting planning statement.
Use of derelict land	<ul style="list-style-type: none"> • Dealt with in the information that supports the application.
Job creation	<ul style="list-style-type: none"> • Information provided at the exhibition and pre-application leaflet. Also addressed in the application and pre-application leaflet. • Opportunities to provide training at the visitors centre.
Environmental benefits	<ul style="list-style-type: none"> • Addressed in the ES and summarised in the NTS. Renewable energy benefits set out in the supporting planning statement. • Land alongside the canal is being offered by the applicant for use in any Canal corridor enhancement strategy - the Canal draft masterplan identifies this area as having potential to be used for a crossing point.



4. Conclusions

There has been active engagement in the proposals and both Sky Properties and ENERGOS recognise that the development of waste management facilities can raise public concerns that need to be addressed. The engagement programme prepared and implemented in support of the planning applications was designed to ensure early, effective and continuous engagement with the council, key stakeholders and residents utilising a range of methods designed to inform, consult and involve.

Where appropriate, the key issues raised through the consultation process have been taken into account in the refinement of the proposals. The establishment of the CLG will help ensure that this engagement continues through the construction and operation of the schemes.



Appendix A Green Lane Eco Park Website



WELCOME TO GREEN LANE ECO PARK

ON THIS WEBSITE YOU CAN FIND OUT MORE ABOUT OUR PROPOSALS FOR THE NEW GREEN LANE ECO PARK TO BE DEVELOPED IN SALFORD, GREATER MANCHESTER.

Sky Properties is proposing to build a new resource recovery facility to recycle and recover energy from local business waste on industrial land off Green Lane, Salford.

ABOUT GREEN LANE ECO PARK

The proposed development is aimed at contributing to sustainable waste management in the Greater Manchester area by treating and managing around 240,000 tonnes per year of waste through a combination of facilities.

For details on the Eco Park, please [click here](#)

GET INVOLVED

We would like to hear what you think about the proposals so we will be carrying out a thorough consultation. Please go to the 'Get involved' page and find out how you can participate.

To get involved, please [click here](#)

CONTACT US

We're informing, consulting and involving local people in the development of the proposals. If you would like to contact us about Green Lane Eco Park, please [click on the link below](#).

For contact information, please [click here](#)

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Appendix B Community Meeting Q&A



Green Lane Eco Park Community Meeting 25 January 2010

The meeting offered an excellent opportunity for local residents to engage with the proposals and to find out more about the developer, the history behind the site, the current plans and the technology proposed, and also to be able to address questions to those involved in the scheme. The attendance of over 130 people was far greater than expected and we apologise to any late-comers that were unable to enter due to Health and Safety regulations enforced by the Monton House Hotel.

Due the large turnout, the initial intention of holding a Community Liaison Group (CLG) was unfortunately not possible and therefore, after initial presentations, the proposed agenda was quickly modified to enable attendees to put forward as many questions as possible during the time available, which was greatly extended from the planned 8pm finish. The meeting of 25 January 2010 therefore covered the following points:

1. Introductions

- Welcome by John Twitchen
- Introduction by Hazel Blears

2. Presentation by Anthony Hirsch of Sky Properties

- What other uses have been considered for the site and why these have been refused/deemed unsuitable
- Why a waste management facility
- The current proposal for Green Lane Eco Park
- The companies involved in the proposal (Sky Properties, Entec and Energos)
- The technologies proposed

3. Presentation from Energos

(NB: Energos were not able to complete their presentation without interruption and so this was halted to allow for questions.)

4. Q&A

- Time was prioritised for the Q&A session to allow as many questions to be asked as possible within the limited time frame

5. Discussion regarding future steps including formation of CLG group

- Hazel Blears agreed to coordinate a meeting with the Council planners to discuss the plans and if there is any possibility of redesignation of the site
- Purpose and Terms of Reference of CLG explained by John Twitchen
- Hazel Blears undertook responsibility of coordinating individuals who wish to participate and represent the local community

During the course of the evening, every question asked from the floor was carefully noted and has since been compiled into the following document. If a question was unable to be answered at the time, work has now been done to provide an answer.

Work is now being carried out to form the CLG and we thank those who have expressed an interest in participating. At these meetings we have the intention of discussing the wider issues surrounding the use of the site and the practicalities (such as traffic) related to any scheme proposed for the site. The proposed CLG members will be contacted directly in due course with further details.

Once again, thank you for attending and for all your questions. Please do not hesitate to contact Sky Properties if you have any further questions by emailing info@greenlaneecopark.com or leaving a message on the dedicated answer phone service on 0800 107 1020.

Questions from Green Lane community meeting 25th January 2010

Question	Response
Who were Chester Developments and what is their relationship to Sky Properties? Why did Chester Developments go under?	Chester Developments was a management company owned by Sky Properties. A decision was made to liquidate the company in June 2009 as Chester Developments had group issues with HMRC which were unresolvable. This coincided with the original funding facility expiration, therefore after detailed negotiations with the bank it was decided to continue in the name of Sky Properties. The ownership of the triangle piece of land situated adjacent to the site on the Bridgewater Canal was already owned by Sky Properties and under a restructuring facility with our bank it was decided that this was the best way forward.
Can Salford Council reconsider designating the land as residential?	The land is identified in the City's current plan as employment land and part of the site is allocated for employment development. Given the site's planning history and its location adjacent to the M602 and other industrial land, it is very unlikely that, through the replacement to the current plan (the emerging Core Strategy and subsequent Site Allocations Documents) the City Council will consider a redesignation.
What is meant by 'other materials' being taken by the Gasification plant?	The waste stream that is targetted is commercial and industrial waste and it is commercial waste that is increasing as the nature of employment moves away from traditional manufacturing. Commercial waste will come from offices, retail units, restaurants and other businesses. This will include paper, cardboard, packaging, plastics, cans and food waste. The waste types will be identified in the Environmental Permit issued by the Environment Agency. More information on commercial and industrial waste can be found at http://www.defra.gov.uk/environment/waste/topics/documents/commercial-industrial-waste-aims-actions-091013.pdf
What are the more toxic materials that may be brought to the site for processing?	No hazardous wastes will be permitted to be managed at the site. This will be set out in any planning permission and any permit application submitted to the Environment Agency.
Is there infrastructure in place for district heating and how easy/difficult would this be to install?	Retrofitting heating systems in older residential areas can be difficult and costly. Supplying industry and particularly high energy users is normally a more feasible option. As energy prices increase however it will become increasingly important to secure alternative energy supplies and so these alternatives including heat from energy-from-waste facilities will become increasingly feasible.
In Norway, there is a very sparse population density. What about here, isn't this the most densely populated area where an ENERGOS plant has been proposed?	Green Lane would be the most densely populated area in which an Energos plant has been built. One reason that the location is attractive is that it is close to the areas where waste is produced and to where the energy produced at the plant could be utilised. This is known as the proximity principle.

<p>What happened with the Energos plant in the Isle of Wight? Weren't there a number of problems?</p>	<p>The Isle of Wight was a Defra part-funded project in which Energos retro-fitted a small conventional incinerator with the Energos gasification technology rather than build a new plant. The budget was limited so an old incinerator was adapted. However no short cuts were taken in the Gasification process. There have been some problems with the operational reliability but these issues were related to the old incinerator and not the ENERGOS technology.</p>
<p>Weren't there repeated emissions failures?</p>	<p>No. This is not true.</p>
<p>Are there any long term health studies relating to emissions from Gasification that can be looked at through CLG group?</p>	<p>There have not been any long-term studies relating to existing gasification plants. The Health Protection Agency published a report in September 2009 which looked at the health impacts from incinerators and this is available at http://www.hpa.org.uk/web/HPAwebFile/HPAweb_C/1251473372218</p>
<p>Is it true that there are no waste incineration plants this close to residential areas anywhere in the UK?</p>	<p>No this is not correct. There are residential areas near a number of UK energy from waste plants and incinerators. For example, within 50m to the west of the Coventry Incinerator is housing development and there is housing near to both the Runcorn and Kirklees plants.</p>
<p>Have the HPA done any studies in the immediate vicinity of an ENERGOS plant?</p>	<p>No studies have yet been carried out.</p>
<p>How is ENERGOS technology renewable energy?</p>	<p>Renewable energy is produced from the biodegradable portion of the waste treated at the plant. Municipal and commercial waste streams contain approximately 60% biodegradable material. This material degrades and produces methane if left to decompose in a landfill site. This is a potent greenhouse gas and is harmful to our environment. By producing energy from waste at an Energos plant we are reducing our dependency on fossil fuels for energy production. Under a Government scheme designed to support the construction of new facilities, Renewable Obligation Certificates (ROCs) are awarded for the generation of renewable energy from Gasification Plants.</p>
<p>Exactly how much traffic will be going in and out of the plant, taking into consideration deliveries and collections?</p>	<p>If all of the facilities are constructed and the site is fully integrated then there will be approximately 160 HGV movements a day. These will be between the working hours of 7.30am and 6.00pm but we would seek to avoid movements during peak morning and evening periods. If we assume movements would in the main be over an 8 hour period, this would be 10 vehicles per hour or 1 every 6 minutes.</p>
<p>When will the peak period of lorry movements be? Will this increase?</p>	<p>Because of the nature of the facilities proposed lorry movements will tend to spread evenly over the day. However, the Transport Assessment has to assume a very worst-case and so will assume higher movements to and from the site to provide extra sensitivity in the assessment.</p>

<p>What level of emissions are we talking about from the lorries?</p>	<p>The emissions from the lorries will comply fully with the legislation on emissions imposed by the Government and will be no different to any other lorries of similar types using the road network. It should be remembered that because the overall change in total traffic on local roads will be less than 1%, then emissions impact will also be small. We have looked at the contribution to small dust particles (called PM10 and PM2.5) as well as nitrogen dioxides. In all cases the increase on background levels is extremely small.</p>
<p>What is the capacity of the plant? Is this the maximum or the optimum and will it increase?</p>	<p>Any planning permission will be based upon the capacities provided in the application. The capacity of the gasification plant is 10 tonnes per hour or 78,000 tonnes per annum. This is not the maximum size of plant but no future expansion would be possible in the area of interest to ENERGOS because there is insufficient land available for any future expansion. The Energos plant size will not increase.</p>
<p>When did the ENERGOS plant open on the Isle of Wight?</p>	<p>The Isle of Wight plant was commissioned in spring 2009.</p>
<p>If ENERGOS technology is so good, why are there not more sites?</p>	<p>It is only recently that the cost of landfill and government targets imposed on local authorities has made the technology commercially viable. In the past 2 years planning consent has been granted for 6 new plants in the UK.</p>
<p>Won't the increase in traffic cause harm to the ecology in the area (trees/canal/wildlife etc)?</p>	<p>No. The overall increase in total traffic in the local area is very small – less than 1%. There would be no wider environmental or ecological impacts as a result of this change.</p>
<p>Have you considered the problems in traffic flow when there is an accident on the motorway? Monton is in gridlock.</p>	<p>Because the overall increase in total traffic will not be significant, then the proposals will not add materially to any short-term problems associated with closures of the M60 / M602 or any other strategic route. The routing agreement that would be set out in any planning permission would exclude the use of Monton High Street.</p>
<p>What will the noise impact be?</p>	<p>The Council will impose strict limits on noise from the plant. The limits that the Environment Health Officer have imposed are below background levels and so the facility will not cause significant impacts for residential areas over the M602 motorway which in itself will be a major contributor to the local noise environment.</p>
<p>Why was a resident told that it was the Council who were monitoring for noise in her garden?</p>	<p>We would normally tell residents that we are undertaking monitoring at locations identified by the Council but not on behalf of the Council. If residents are unhappy with the locations chosen then Sky Properties have indicated that they would be happy to include other locations.</p>
<p>Can residents see the Entec reports (EIA)?</p>	<p>Yes. Once the application is submitted then all of the documents will be available online, at the Council Offices and at other locations to be agreed.</p>
<p>Q to Hazel Blears: Is this scheme to generate revenue/income for Salford Council?</p>	<p>Hazel Blears stated Salford Council will not benefit financially from the scheme.</p>

How far are the granted ENERGOS plants from residential areas?	At Knowsley, there are houses within 200m and the main village is 600m from the plant.
Is ENERGOS technology unique to the company? Why aren't there more in existence?	Yes the technology is unique to ENERGOS and is patented. No other company has achieved a similar long track record of successful operations and environmental performance. Cost and a lack of legislation have so far limited the number of plants in operation.
Would you want to live next door to this plant?	In making any decision about buying a home I would take into consideration many factors including local schools, hospitals, local services, amenities as well as negative implications such as motorways, industrial estates, pylons, crime. If I was currently living in the area and I was given the opportunity by the developers to have an input into their proposed plans, I would want to ensure that I was in possession of all of the facts before I made a decision.
What leisure plans were turned down previously?	Residential, warehousing, office space and leisure use have all been deemed unsuitable as the land is designated for employment use by the Council and also because it did not fit with their UDP as it was feared a leisure or commercial park would take business away from the main high street.
Is the way forward to lobby Salford Council to redesignate land?	There is an opportunity to lobby the City Council for a redesignation but the current and emerging policy context indicates that the site will be used for employment / waste related development.
Could we look at plans that provide something for young people in Monton?	Sky Properties are happy to discuss alternative schemes with local residents and the Council. However, previously other uses such as leisure have been deemed unsuitable for the site.
Have you considered the effect your plans are having on house prices already?	This is not a material planning consideration but the environmental context for residents north of the M602 will continue to be affected more by the M602 than developments south of the motorway.
Would Sky Properties appeal if this plan is turned down by the Council?	If this planning proposal was turned down for technical reasons, having adhered to the UDP and planning guidelines and Counsel's opinion advised us that an appeal to the Secretary of State had a more than average chance of success, then it is likely we would proceed with an appeal.
How close is Health and Safety to Sky Properties' heart? From the recent demolition on site, not very it would seem...	Health and Safety is of the highest priority to Sky Properties and the recent work undertaken had all the relevant method statements, notices and certificates lodged with Urban Vision by our contractor.
Why were a historic building and a cherry tree ripped down?	I assume you are referring to the former Mitchell & Shackelton office building which was burnt out in an arson attack in 2008. This building was deemed unsafe, was not listed and from a Health and Safety perspective this building had to be demolished. The cherry tree was being used by vandals to climb over the wall and as it was positioned within our boundary this also had to come down in order for the new fencing to be erected around our boundary.

Can we not promote the 3R's instead?	Yes. The development is intended to increase recycling and composting with only residual waste going to thermal treatment from which energy will be recovered. There will also be a training and education centre.
Can't this Eco Park be built on top of the local landfill site?	No – Sky Properties don't own that land. Also, you cannot build substantial structures on top of unstable land such as a landfill site.
Who identified the land as a potential waste management site?	The site is identified in the emerging Greater Manchester Waste Development Plan Document as suitable for waste development. This is being led by the Association of Greater Manchester Authorities (AGMA).
Is it an option to put this plan on hold and work on other options with the community?	There is no rush to submit an application and other options can certainly be considered.
The wind is a prevailing south-westerly which means that the emissions will be blown on to the village. Will they be toxic and can we put figures on these?	The Environmental Statement will include something called a dispersion model which is used to assess the impact of pollutant emissions on local areas. Dispersion modelling uses a range of inputs including the pollutant emission rate, building details, receptor locations and meteorological (including wind) data (in this case from Ringway/Woodford Airports). Using dispersion modelling the contribution of the plant is predicted to be so small that no impacts will result above the existing background air quality.
Did Contract Heat & Power (former ENERGOS) dump toxic ash in Newcastle?	Contract Heat & Power (CH&P) did not dump ash but did have a contract with Cityworks, Newcastle City Council's works division for the collection and disposal of mixed bottom ash and fly ash. The Council was prosecuted for the spread of ash at unlicensed sites and was fined by Newcastle Crown Court. The judge fined CH&P a nominal sum relating to "duty of care" for failing to prevent contraventions of the relevant legislation by the council.
Hasn't other land been redesignated from industrial to residential? Can't we use this as a precedent?	Other smaller sites in the past have been converted from industrial to residential use which is why we felt in our original application we would have the same success. The application was refused permission by Salford Council in December 2006, as it would have led to a loss of employment land. We were advised that if we appealed we would have a high chance of success. At the appeal it was argued that if we were to achieve residential consent, it would have set a national precedent for changing the use of land reserved for employment to residential. The appeal was refused by the Secretary of State (then Hazel Blears) in 2007.
How do these plans fit in with the Bridgewater Canal Corridor proposals?	On the draft plans for the Bridgewater Canal Corridor the land is shown as part of a redevelopment area and as having the potential for waste management use subject to review through the Greater Manchester Joint Waste Development Plan Document.
Why is it 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.

<p>Can't Energos find another site in Salford? Is it true they cannot be on Trafford Park as Kelloggs have stated they would withdraw?</p>	<p>Energos has assessed the suitability of several sites in the Greater Manchester area during the past 4 years, including sites on Trafford Park. In the late 1980s Kelloggs did express concerns about the impact of a conventional incinerator proposal at Trafford Park. Energos does not know whether or not their concerns were addressed at the time of that proposal. They had similar concerns about chemical plants on the industrial park.</p>
<p>When will everyone in Monton be canvassed/ consulted on this proposal?</p>	<p>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, and deliver an improved planning application. As a developer, we intend to be a good neighbour and are carrying out the consultation process as we genuinely want to hear what you think about the proposals for the site, be it positive or negative. The consultation process ensures that everyone is given access to accurate information about the proposal, thus being able making an informed decision about it based on fact not myth. Once the planning application is put in, the Council will then run a formal period of consultation on the proposals.</p>
<p>Can Sky Properties, the Council and local MP work together to improve traffic?</p>	<p>Sky Properties are committed to developing a proposal that not only has a minimal impact on traffic but actually improves the current traffic situation in Monton.</p>
<p>Why are the planners not at this meeting?</p>	<p>This is a Community Liaison meeting and Sky Properties has met with planners and will meet them again as part of the normal pre-application process. No planning application has been submitted yet.</p>
<p>What were the traffic plans for the other proposals?</p>	<p>With all the other schemes that were considered, the traffic impact was greater than with the current Green Lane Eco Park proposal. A residential use along the lines previously proposed would generate around 122 vehicle movements in the morning peak, whilst a commercial use would generate around 147 movements at the same time. Movements to and from the Eco Park would generally try to avoid peak times but, for the purposes of comparison, assuming that this is not the case and that lorry movements were in fact double the expected number during the morning peak time then worst case total vehicle movements in the morning peak time would be around 68.</p>