

**RESPONSE TO CALL-IN OF KEY DECISION 09/10-24 JOINT WASTE TREATMENT PFI PROJECT –  
ACQUISITION OF SITE FOR WASTE TRANSFER STATION FACILITIES**

**INTRODUCTION**

1. The provision of waste treatment facilities at a central location in Cheshire or the closure of Danes Moss landfill site requires a waste transfer station in Macclesfield to allow refuse collection vehicles to continue to tip locally before the waste is bulked up for transfer to the waste treatment plant. Failure to provide a waste transfer station would require the refuse collection vehicles to travel direct to the treatment facility. This would impact on the collection rounds and greatly increase costs.
2. A site has been identified at Hulley Road on the Hurdsfield Industrial Estate after many years of searching. The appendix to the Cabinet Report sets out the alternative sites considered and the reasons why they have been discounted. This Appendix addresses the reasons given for the call-in which were:
  - The appropriateness of the site close to a housing estate
  - The proximity to Astrazeneca
  - The suitability of the Hurdsfield Industrial Estate and the impact on future investment by Astrazeneca or other companies

**SITE**

3. The site off Hulley Road is located on the Hurdsfield Industrial Estate. This well established industrial estate contains a variety of employment uses. Hulley Road has direct access off the By-Pass, The Silk Road. Vehicles would access the site without passing any houses.

**PLANNING POLICY**

4. The development of the site for a waste transfer station could only take place if planning permission was granted. The planning process would assess in detail the suitability of the proposed use of the site and its impact on the site and the surrounding area. Consultation would take place with nearby properties.
5. The adopted Cheshire Replacement Waste Local Plan allocates a large part of the Hurdsfield Industrial estate for waste development. Potential uses identified are Material Recycling Facility; Mechanical Biological Treatment; Anaerobic digestion; Bulking Facility and In-vessel composting. The proposed site lies within this allocation.
6. The Hurdsfield Industrial Estate is allocated for employment use for General Industry (B2); Warehousing (B8); High Technology (B1b) and Light Industry (B1c).
7. Detailed policies in the Development Plan are designed to protect the environment and the amenity of local residents.

## **POTENTIAL IMPACT ON HOUSING**

8. The proposed Waste Transfer Station site lies to the north of nearby housing at Balmoral Crescent, Hurdsfield. The site is surrounded by other industrial premises, Hulley Road and a garage. The distance from the boundary of the site to the nearest house is about 80m and the distance from the proposed waste transfer station building is about 160m.
9. Vehicular access to the site is off Hulley road and virtually all vehicles would access the site direct from the By-Pass, The Silk Road. The only exception may be the occasional RCV that was collecting household waste locally. It is estimated that there would be approximately 30 vehicles accessing the site per day of which 5 would be heavy goods vehicles and most of the others refuse collection vehicles. This equates to about 60 vehicle movements.
10. The site would be operational during weekdays between normal working hours though there may be some weekend use but with very few movements as refuse collection vehicles normally do not operate at weekends.
11. The Waste Transfer Station building is to be sited to the rear of the site furthest away from the housing. All unloading and loading of waste would take place within the building. The building would have doors which would open on the approach of a vehicle and shut when they were inside. The building would be under slight negative pressure so that air would be drawn in. Air from the building would be treated before passing back to the atmosphere. These measures will ensure that there is no detrimental impact on any nearby properties arising from noise, dust or odour. These aspects would be closely examined through the planning process.

## **POTENTIAL IMPACT ON ASTRAZENECA**

12. The Astrazeneca facility lies to the north of the proposed site. There are a variety of buildings the nearest being 80-100m from the boundary of the site. The site lies at a lower level than Astrazeneca and there are a number of mature trees between the site and Astrazeneca.
13. The measures described in Para 11 above should equally ensure that there is no detrimental impact on Astrazeneca. Again the potential impact would be closely examined through the planning and permitting process.
14. Astrazeneca currently own the site. They are aware of the intended use of the site and have not so far indicated that they have any concerns. They clearly control whether the site is sold and it is hard to believe that they would agree to sell the site if they thought it would have a detrimental impact on their business.

## **SUMMARY**

15. Cheshire East Council needs a site in the Macclesfield area for a Waste Transfer Station when Danes Moss Landfill Site is full or a waste treatment facility introduced. The site at Hulley Road is one of only a few potential sites identified. It is allocated for waste uses in the Development Plan. It has access off the Macclesfield By-pass. Measures should ensure that there is no detrimental impact on either nearby housing or other employment uses on the Hurdsfield Industrial Estate.