

**An application to vary Environmental Permit number EPR/CB3738AC for the deposit of waste on land as a recovery activity to develop the Hareshill Farm Site for highway and employment use as part of the wider South Heywood development, Rochdale**

**Non-technical Summary**

- 1.1** MJCA is commissioned by P Casey Enviro Limited (PCE) to prepare and submit an application to vary Environmental Permit number EPR/CB3738AC (the permit) for the deposit of waste on land as a recovery activity to develop the Hareshill Farm Site for highway and employment use as part of the wider South Heywood development in Rochdale, Lancashire.
- 1.2** The permit was issued to PCE on 8 March 2012. Prior to the issue of the permit waste was deposited at the site under exemptions from the need for an Environmental Permit. It is understood that the deposition of waste at the site commenced in 2009 and had substantially ceased by mid-2015.
- 1.3** On 31 March 2020 planning permission reference 16/01399/HYBR (the planning permission) was granted by Rochdale Borough Council for inter alia:-

*'...the development of land at South Heywood...for the construction of a new link road between Junction 19 of the M62 and Pilsworth Road...a major mixed-use development comprising... employment uses...together with associated landscaping...drainage...cycleway and footpath linkages, infrastructure and other works ancillary thereto...'*

- 1.4** The extracts from the planning permission referred to above are the main components of the planning permission which are relevant to the site. The planning permission is for a key strategic integrated development known as the Northern Gateway. The development the subject of the planning permission includes the Hareshill Farm Site and is the first section of the overall Northern Gateway development to come forward. The Northern Gateway integrated development site extends through both Bury and Rochdale and is designed to create housing and

employment along the M62 corridor to rebalance the economy of Greater Manchester.

- 1.5** To facilitate the construction of the components of the development the subject of the planning permission within the boundary of the site it is necessary to make revisions to the ground levels compared with those the subject of the permit and also to deposit waste materials in the areas of the site to the north west and south east of the area the subject of the permit which are known as the north west and south east repositories. The waste which will be deposited in the north west and south east repositories will be placed on top of waste which was deposited historically under the exemptions from the need for an Environmental Permit. It is estimated that it will be necessary to deposit approximately 195,600m<sup>3</sup> of inert waste materials in the repositories. In addition to delivering ground levels pursuant to the development at the site the subject of the planning permission, the existing waste at the site will be remediated such that it is inert. The remediation of the waste will be subject to separate Actions Plans which will be agreed with the Environment Agency (EA).
- 1.6** The Hareshill Site is located to the south of the junction of Hareshill Road and Pilsworth Road approximately 1.4km south west of the centre of Heywood. The site is centred approximately on National Grid Reference (NGR) SD 846 092 and covers an area of approximately 38 hectares. The site and the surrounding area together with the existing and proposed Environmental Permit boundary are shown on Figures NTS1 and NTS 2. Further information in respect of the development the subject of the planning permission at the site including the proposed ground levels and the layout of components of the development are presented in the Environmental Setting and Site Design Report (ESSD) included with this application to vary the permit.
- 1.7** Pilsworth Road runs in a generally north east to south west direction adjacent to the north western boundary of the Hareshill Site. Hareshill Road runs in a generally north west to south east direction adjacent to the north eastern boundary of the site. Access to the site is off of Hareshill Road in the southern part of the site. Hareshill Road is being improved currently and will comprise part of the new link road the subject of the planning permission.

- 1.8** To the east, north east, north and north west of the Harehill site boundary and beyond Harehill Road and Pilsworth Road are commercial and employment use areas. Stock Nook Farm is located approximately 150 south of the site and Siddal Moor Farm is located approximately 200m south east of the site. The majority of the land to the south east, south, south west and west is in agricultural use currently although the land adjacent to the northern part of the south western site boundary will be developed for employment use and the land to the south east will be developed based generally around a residential use as part of the development the subject of the planning permission. With the exception of the farm dwellings referred to above, currently the nearest residential properties to the site are located approximately 330m to the north.
- 1.9** In the south west of the site the site is dissected by water and gas mains which run in a generally north west to south east direction. There are 8 public rights of way within 500m of the site comprising six Footpath (FP) routes and two Bridlepath (BP) routes. Footpath FP72 which crosses the south eastern part of the site will be extinguished as part of the development the subject of the planning permission.
- 1.10** There are no Scheduled Monuments, Registered Parks and Gardens, World Heritage Sites or listed buildings within 500m of the site. Based on information from the Defra MAGIC website there are no Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPA), Special Areas of Conservation (SACs) or National Nature Reserves (NNRs) or Ramsar sites located within 2km of the site. There are no non-statutory designated sites of nature conservation interest located within 500m of the site.
- 1.11** Based on a review of the British Geological Survey (BGS) 1:50,000 scale sheet 85 Bedrock and Superficial edition and Bedrock edition and information on the BGS Digital Geological Map of Great Britain at 1:50,000 scale available on the BGS website, there are no superficial deposits recorded in the central and central northern part of the site which is the area within the permit generally. The northern, southern and western parts of the site is underlain by Glacial Till and adjacent to the western boundary the site is underlain by Glaciofluvial Sheet Deposits which comprise sand and gravel. Adjacent to the southern boundary is underlain by Superficial Head

deposits which comprise clay, silt, sand and gravel and Lacustrine deposits which comprise sand and gravel.

- 1.12** The underlying bedrock geology comprises the Pennine Lower Coal Measures Formation which comprise mudstone, siltstone and sandstone. The Helpet Edge Rock and Woodhead Hill Rock of the Pennine Lower Coal Measures Formation which comprise sandstone are present beneath the western part of the site. The site lies on the western limb of the Rosendale Anticline which axis runs roughly north-south and the structural geology dips in a south and south westerly direction.
- 1.13** The superficial deposits are classified as an undifferentiated aquifer and the Coal Measures are classified as a Secondary A Aquifer. The site is not located in a groundwater Source Protection Zone. According to the Envirocheck database there are no groundwater abstractions within 1km of the site.
- 1.14** Currently there is a stream aligned parallel to Pilsworth Road and another stream to the south of the site, both of which flow westerly towards Brightly Brook which is a tributary of the River Roch. Based on the Flood Map for Planning taken from the gov.uk website, the site is located within Flood Zone 1 which is defined as a land assessed as having less than a 1 in 1000 annual probability of river flooding.
- 1.15** In the Environmental Risk Assessment (ERA) included with this application consideration is given to the potential for accidents, odour, noise and fugitive emissions from the site. The operations the subject of the permit will be undertaken in accordance with the control measures described in the ERA. It is concluded in the ERA that the proposed operations the subject of the permit have a low or very low risk of adverse impact on the surrounding environment.
- 1.16** Based on the results of the Hydrogeological Risk Assessment (HRA) included with the application it is considered that there is no significant increased risk to groundwater or surface water associated with the revisions to the ground levels after remediation compared with those currently the subject of the permit and the deposit of inert waste materials in the north west and south east repositories. Accordingly, there are no significant risks to human health from exposure or to the environment.

A programme of confirmatory groundwater and surface water will be carried out to confirm the effectiveness of the remediation works in the currently permitted area. The results of the monitoring will be reported to the EA on a regular basis. Due to the inert nature of the waste which will be deposited in the north east and south west repositories and strict Waste Deposition Procedures (WDP) which will be in place groundwater and surface water monitoring with respect to the repository areas is considered unnecessary.

- 1.17** Based on the results of the Gas Risk Assessment (GRA) which is included with this application it is considered that, after remediation, there will be no source of gaseous contamination present within the currently permitted area or within the repositories and there is therefore no significant risk from gas. A programme of confirmatory gas monitoring will be carried out in the currently permitted area to confirm the effectiveness of the remedial works. The results of the monitoring will be reported to the EA on a regular basis. Due to the inert nature of the waste which will be deposited in the north east and south west repositories gas monitoring with respect to the repository areas is considered unnecessary.
- 1.18** PCE is committed to ensuring that members of its staff are technically competent to undertake waste operations and uses the Chartered Institution of Wastes Management/Waste Management Industry Training and Advisory Board (CIWM/WAMITAB) scheme for these purposes. The training standards set out in the CIWM/WAMITAB scheme, as relevant to the operation of a facility for the deposit of waste on land and waste operations in general, are adopted for training purposes.