



ROCHDALE
BOROUGH COUNCIL

ECONOMY & PLACE DIRECTORATE

PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Enquiries to: Claire Ringwood
Web: www.rochdale.gov.uk
Email: claire.ringwood@rochdale.gov.uk
Direct Line: 01706 925844

Ms C Booth
Senior Planning Officer
Development Management
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

BY EMAIL ONLY

Claire.Booth@bury.gov.uk

Reference: 24/01090/CONS (Your Ref: 71273)

Date: 28th November 2024

Dear Ms Booth,

Reference No:	24/01090/CONS (Your Ref: 71273)
Proposal:	Consultation from Bury Council in relation to application reference 71273 for the erection and operation of a Material Recycling Facility and associated works
Location:	Pilsworth Quarry, Pilsworth Road, Bury, BL9 8QZ

Thank you for consulting Rochdale Borough Council on the above planning application.

Rochdale Borough Council wish to raise an **objection** to the proposed development on the basis that:

- Valencia has not yet proven that they can operate the waste landfill without causing significant impact for residents, as they have not resumed waste operations since the major issues were encountered;
- The recycling facility will have potential to increase the volume of waste coming onto site and due to how Valencia have failed to manage the waste previously, there is no confidence they can operate increased volumes.

The application does not make reference to the significant number of complaints received in relation to odours from the Pilsworth South landfill site. Environmental Health officers are mindful that they do not know as yet if the odour issues have been resolved, as the operators have temporarily ceased accepting new waste onto the site.

We would therefore recommend that the application to take more waste onto site is not granted as the operators have not demonstrated that they can deal satisfactorily with the level of waste on the existing permit.

We agree in principle with the application, as the aim is to maximise recycling which is positive, and so our decision to object has not been taken lightly but, the proposed operation needs to ensure the least impact on local residents and environment. We do not believe that the operator has demonstrated they can cope with taking additional



volumes.

Odour

We have considered if the application to receive and sort waste will further add to the odour issues, or help to manage the odour issues. We are of the opinion that as there is the potential for additional waste to the site, there is the potential to add to the odour issues.

The prevailing wind direction is south and southwest, so any odours and dust emissions will generally be directed towards Heywood, Rochdale. We have evidence of this with recent complaints from residents in the Heywood area. Properties in the town of Heywood are located approximately 1.5km northeast of the site/MRF.

The application refers to potential receptors for odour/nuisance. One of the receptors referred to is a closed/empty public house. It would be prudent for the application to use more up to date receptors, i.e. where there have been recent complaints of odours.

The application indicates that a range of measures will be used to control odour which include processing waste inside a purpose made building. If the application was to be accepted, we would recommend fast roller shutter doors on the building.

Air Quality

The proposals are likely to lead to an increase in vehicular traffic to and from the site, including on roads within the Rochdale Borough. We would request that if the application was to be granted, we would want to limit the times of vehicles to and from the site to avoid peak hour traffic. We would also request an air quality assessment be submitted.

Additional specific comments on the operation

The application refers to 12 hour day operations, with the potential for future expansion. What would those future plans include?

There is mention of a trommel being used – is this proposed to be used inside the MRF or outside?

The application says there will be daily odour checks. Who would do this? We would recommend that office staff are asked to do the daily checks and identify if there are any odour issues, so that they can be investigated.

The application states there will be no emission releases to air/land/water or sewers from the MRF. However, the application shows a water bath in the MRF, but there is no reference to water run off to land or sewers. Is there a permit in place for water collection or emission releases to land or sewers from run off/cleaning facilities, etc?

Whilst we do not agree that the application should be granted on this occasion, if the application is accepted, we would recommend that the decision includes enforceable conditions that prohibit activities that we know will cause issues such as odours, noise, and dust emissions.



All consultation responses undertaken by Rochdale Borough Council are appended at the end of this letter.

If you have any questions or wish to discuss the contents of this letter in more detail then please do not hesitate to contact me using the details contained at the top of this letter.

Yours sincerely,

C. Ringwood

Claire Ringwood
Senior Planning Officer



CONSULTATION RESPONSES RECEIVED

Environmental Health (Air)

Objection.

[Full comments detailed above]

National Highways

No objection.

[The full email with attachments will be attached to this response letter however, it is understood that Bury Borough Council have also received this correspondence]

Transport for Greater Manchester

The Planning Statement has been reviewed and confirms that there are likely to be 10 two-way movements per day. Based on the projected trip generation, there are no comments required from a TfGM perspective.

Highways

The volume of traffic this proposal is expected to generate falls below the threshold for any concern and is unlikely to generate any significant volume of traffic by the time it reaches the Rochdale Highways Network.

Environmental Health (Noise)

It would be useful to understand if the trommel is to be housed as they can have quite a distinct and audible noise associated with them, although given the distances to residential this should not be an issue, but worth seeking clarity on.

Environmental Health (Land)

As the landfill is in Bury it is Bury Council EP to comment, as it is close to the border they will notify us if we require any input.

United Utilities

No objection subject to conditions.

[The full consultation response will be attached to this response letter]

