



PROJECT FACTS

- Client:** Stevenor Investments
- Location:** Carrington Vehicle Storage site
- Proposal:** Allocation within the Greater Manchester Joint Waste Plan Development Plan Document (DPD)
- Site area:** 11 ha.
- Local Authority:** Trafford BC / Greater Manchester



Mosaic regularly submits representations to local development plan documents to promote the allocation of sites for particular land uses, such as residential, industrial or commercial development. This can significantly increase land values for site owners and give increased certainty to developers by providing a stepping stone to obtaining planning permission.

In this case, our client Stevenor Investments sought allocation for waste treatment, including waste to energy processes.

Typical issues in seeking site allocation are:

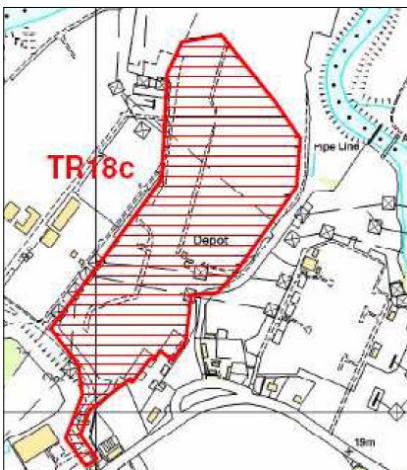
- Demonstrating the scale and timing of the need for the proposed land use
- Comparing the site with competing potential development locations
- Seeking policy flexibility to keep future development options open
- Site-specific issues such as flood risk or highway impact

We were successful in attaining the designation of the site as an area within which all enclosed forms of waste management processes are considered as appropriate in principle. This was shown in the draft plan submitted to the Secretary of State in 2011, prior to an independent examination in public.

The 'area' allocation would allow waste facilities to be developed on individual plots. However, it does not prevent compatible employment or industrial uses within the designation. The allocation has therefore provided an additional development option for the client, without being unduly restrictive. This will help to bring this under-used asset back into

We were able to achieve this by:

- Engaging closely with the planning authorities in order to understand their perspectives and to present the aspirations of our client
- Justifying our proposals in the context of need and national and local planning policies
- Acknowledging the presence of a flood risk constraint but stressing the need to weigh this against regeneration benefits
- Emphasising the benefits of a flexible policy approach, to allow co-location of compatible waste-to-energy processes with employment uses requiring a power supply



Whether in appraising the potential for site allocation, assembling the reports required to make the case, or promoting the site to the Council, Mosaic has the skills and experience to help you.