

# Appendix 1: Cheshire West and Chester Adopted Local Plan: Relevant Policy Extracts

## Local Plan (Part 1) Strategic Policies (adopted 29 January 2015)

### **STRAT 4 Ellesmere Port**

#### **STRAT 4**

##### **Ellesmere Port**

Development in Ellesmere Port has the potential to deliver substantial economic growth through the availability of significant sites for industrial, manufacturing and distribution purposes. Further housing is planned to complement the town's role as a key employment location.

The Local Plan makes provision for at least 4,800 new dwellings in Ellesmere Port. To meet this requirement the following land is identified:

- Ledsham Road is identified on the Policies Map for up to 2,000 dwellings providing for a range and mix of housing types, including affordable housing in line with Policy 'SOC 1 Delivering affordable housing', together with essential community infrastructure including the provision of a new primary school. Development should be brought forward in line with an agreed development brief for the site to ensure the delivery of a high quality urban extension to Ellesmere Port.

The Council will maintain a portfolio of employment land and premises available within Ellesmere Port and the surrounding area, to meet a range of sizes and types of business needs to 2030 and contribute to the overall employment land requirement.

Key sites with considerable potential to achieve future economic growth are identified as follows:

- A. New Bridge Road: land to the east of the Shropshire Union Canal and west of New Bridge Road is a regeneration priority area and has the potential for industrial and business development.
- B. Stanlow: this area remains important for the petrochemical and related industries. Further assessment of the availability and suitability of employment land for future development in this location will be undertaken through the preparation of the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.
- C. Ince Park: The land is safeguarded as a multi-modal resource recovery park and energy from waste facility for use in connection with the recycling, recovery and reprocessing of waste materials in line with Policy 'ENV 8 Managing waste'.

The detailed nature and extent of employment land allocations will be reviewed through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

The Council will look to facilitate the development of land for employment uses in this area, and will make provision for transport and other infrastructure improvements required to unlock the development potential of some sites.

Land at Hooton Park is identified as an important sub-regional employment location and is safeguarded for continued office, industrial and warehousing use. Any opportunities for new employment development in connection with the automotive or related industries will be supported.

Opportunities for freight transport on the rail network or via the Manchester Ship Canal should be maximised. New links to these networks will be encouraged where appropriate.

Proposals to enhance the historic canal port as a major tourism facility will be supported, providing the development complements existing uses on site and the adjoining Conservation Area.

## **ENV 8 Managing waste**

### **ENV 8**

#### **Managing waste**

The waste management needs in the borough will be met by:

- managing waste as a resource
- promoting waste minimisation and increasing waste awareness
- delivering sustainable waste management
- providing waste management infrastructure

This will be achieved by:

- the identification of sufficient land to meet predicted waste requirements for the borough up to 2030
- ensuring proposals for waste management facilities are consistent with the waste hierarchy of
  - prevention
  - preparation for reuse
  - recycling and composting
  - other recovery/energy generation
  - disposal as a last resort.
- ensuring proposals for waste management are consistent with the principles of national policy and local waste strategies, including net self sufficiency, allowing for cross boundary flows and managing waste at one of the most appropriate installations
- supporting the co-location of waste facilities and the integration of new waste facilities into the existing network of waste management sites in the borough
- safeguarding the following sites with planning permission for waste uses against alternative development
  - Ince Park, Ellesmere Port
  - Lostock Works, Northwich
  - Kinderton Lodge, near Middlewich



- regular review through monitoring of sites with planning consent, but not yet operational, to ensure there is sufficient land available to support new waste development in the borough
- safeguarding existing landfill capacity and built waste management facilities from alternative uses and against the encroachment of incompatible uses where they are in locations consistent with the site identification criteria for new waste facilities as set out in Planning Policy Statement 10. These sites are identified within the Waste Need Assessment.
- the identification of specific sites in the Land Allocations and Detailed Policies Document to deliver Household Waste Recycling Centres at suitable locations to replace current sites at Frodsham, Chester and Tattenhall.
- only supporting other proposals for sustainable waste management facilities after the sites with planning permission but not yet operational, have either:
  - been brought into operational use;
  - are demonstrated as no longer deliverable; or
  - where the new proposal can be shown to deliver greater resource efficiency for communities and businesses
- supporting the development of farm scale anaerobic digestion facilities for materials generated on the farm unit.

## **EP 6 - Ince Park**

### **Policy EP 6**

Land at Ince Park (Protos) is safeguarded for a multi-modal resource recovery park and energy from waste facility for use in connection with the recycling, recovery and reprocessing of waste materials. Development will be supported where;

1. it is considered in combination with other planned/consented development at Ince Park and nearby areas;
2. it would not compromise the planned/operational capacity of the site to provide waste management facilities for specific waste streams, where this contributes to meeting an identified need in the borough;
3. it meets general development requirements for waste management facilities
4. where practicable, it maximises opportunities for freight movements on the Manchester Ship Canal or rail network, particularly to minimise the impact of increased traffic generation on the local road network;
5. it safeguards the provision and delivery of port and rail infrastructure;
6. it minimises and mitigates any adverse impacts on the local environment, health and local residential amenity, particularly on residents of Ince and Elton (including noise, air, land or water pollution and visual impact);
7. it minimises and mitigates adverse impacts on nature conservation within and adjoining the site in line with **DM 44**;
8. the ecological mitigation areas that form part of the consented resource recovery park are retained, or there is no net loss in the area and type of ecological mitigation provided within the borough;
9. the landscape mitigation areas that form part of the consented resource recovery park are retained either in the consented form or through alternative equivalent provision and there is appropriate landscaping that respects the landscape character of the site and its surroundings;
10. it makes provision for public access on the site (including public transport), where this would not be prejudicial to the industrial operations, rail or other commercial movements on the site and/or to public safety, or would not result in recreational pressure or disturbance on sites of ecological importance;
11. it minimises any flood risk arising from the development both on and off-site;
12. it does not provide unacceptable risks to health and safety in line with Local Plan (Part Two) policy **DM 33** and **DM 34**.

# Appendix 1: Protos Planning History

## Protos Plots Consents – April 2023

1. The overarching outline planning permission for Protos was granted in 2009 (ref. PINS ref. APP/ZO645/A/07/2059609). This permission has since been updated to reflect the phased process of developments coming forward. The latest amendment to the original permission is **application ref: 14/02277/S73** (approved 26 March 2015).
2. Additionally, separate planning consents have been secured across individual plots for developments that deviate from the outline planning permission, but which are aligned to the ethos of Protos.
3. Protos presently comprises the following consented / forthcoming developments:
  - **Plot 1 – Dry Cargo Facility** (approved under application ref: 14/02277/S73) – not built. Construction start date tbc.
  - **Plot 2 – Soil Treatment Facility** (approved under application ref: 14/02277/S73) – not built. Construction start date tbc.
  - **Plot 3 – Timber Recycling Plant (TRP)** (approved under application ref. 14/02271/S73, date 26 March 2015) – the Timber plant is built and operational.
  - **Plot 4 – Bio-Substitute Natural Gas Renewable Fuels Facility (Bio-SNG)** (approved under application ref. 18/04671/WAS, date 16 March 2022) – construction is anticipated to take 27 months. Construction start date tbc.
  - **Plot 5 – Integrated Waste Management Facility (IWMMF)** – including a In vessel Composting (IVC) Plant, a Materials Recycling Facility (MRF), and a Mechanical Biological Treatment (MBT) Facility (approved under application ref: 14/02277/S73) – not built. Construction start date tbc.
  - **Plot 6 – Plastics Recycling Facility** (approved under application ref: 14/02277/S73) – not built. Construction start date tbc.
  - **Plot 7 – Waste Treatment Plant** (approved under application ref: 14/02277/S73) – not built. Construction start date tbc.
  - **Plot 8 – Energy from Waste Facility** (approved via Appeal APP/A0665/W/18/3213090 (LPA ref. 18/01543/S73) date 3<sup>rd</sup> May 2019) – the EFW Facility is currently under construction and is anticipated to be operational in 2024.
  - **EFW Facility underground electricity cables** (approved under application ref. 20/01346/FUL date 9 July 2020) construction to commence in spring 2023.
  - **Plot 9 – Biomass Renewable Energy Plant** (approved under application ref. 14/02278/S73, date 26 March 2015) – the Biomass Plant is built and operational.

- **Plastics Park** – application approved 14 September 2022, (application ref. 21/04076/FUL). – not built. Construction start date tbc. Comprises five discrete development components as follows:
  - **Plot 9b:** A Polymer Laminate Recycling Facility ('PLRF') which would recycle 2,500 tonnes of plastic aluminium laminates by splitting them into aluminium and high-value oil for re-use in plastics manufacturing.
  - **Plot 9b:** hydrogen refuelling station
  - **Plot 10a:** A Material Recovery Facility ('MRF') which would sort, process and separate 75,000 tonnes of dry mixed recyclates.
  - **Plot 10a:** A Material Recovery Facility ('MRF') which would sort, process and separate 75,000 tonnes of dry mixed recyclates.
  - **Plot 11:** A Plastics Recycling Facility ('PRF1') which would separate 200,000 tonnes of mixed waste plastics into different plastics types for onward processing / recycling / recovery.
  - **Plot 12:** A Plastics Recycling Facility ('PRF2') which would recycle 90,000 tonnes of pre-sorted waste plastics into recycled flaked plastic for re-use in plastics manufacturing.
- **Plot 10a – part of the Plastics Park** – See above.
- **Plot 10b – Plastics-to-Hydrogen Facility** (approved under application ref. 19/03489/FUL date 18 March 2020) – currently under construction.
- **Plot 11 – part of the Plastics Park** – See above
- **Plot 12 – part of the Plastics Park** – See above
- **Plot 13 – Polyethylene Terephthalate Plastics Recycling Facility (PETPRF)** (approved under LPA ref. 20/04396/FUL date 12 May 2021) – construction due to commence in 2023.
- **Plot 14 – Block Making Facility** (approved under application ref: 14/02277/S73) – not built. Construction start date tbc.
- **Plot 15 – Battery Storage** (approved under application ref: 17/02683/FUL, date 30 August 2017) (this sits outside of the consented RRP boundary, but is operationally linked) – construction commenced but not yet complete.
- **Standby Electricity Plant** (approved under 21/04024/FUL, date 4 August 2022) - Not built. Construction start date tbc.
- **Internal road infrastructure** (approved under application ref: 14/02277/S73) – much of the road infrastructure has been built.
- **Ecological Mitigation Areas A-E** (approved under application ref: 14/02277/S73) – Areas A & D have been created. Areas B, C & E are being created.



- **Full Rail Link** (approved under application ref: 14/02277/S73). Not built. Construction start date tbc.
- **Dry Cargo Berth** (approved under application ref: 14/02277/S73). First phase of works complete. Second phase of works tbc.
- **Substation (132kV/33kV/11kV)** (approved under LPA ref. 19/02566/FUL date 21 November 2019) – this is under construction and complete.

SCALE 1:2500 @ A1





SITING MASTERPLAN COMPLETE - PLANNING APPLICATION - ILLUSTRATIVE  
BIOMASS FACILITY, INCE RESOURCE RECOVERY PARK

SCALE 1:2500 @ A1

CHISHAM HOLT & SONS LTD  
13 JUN 2011

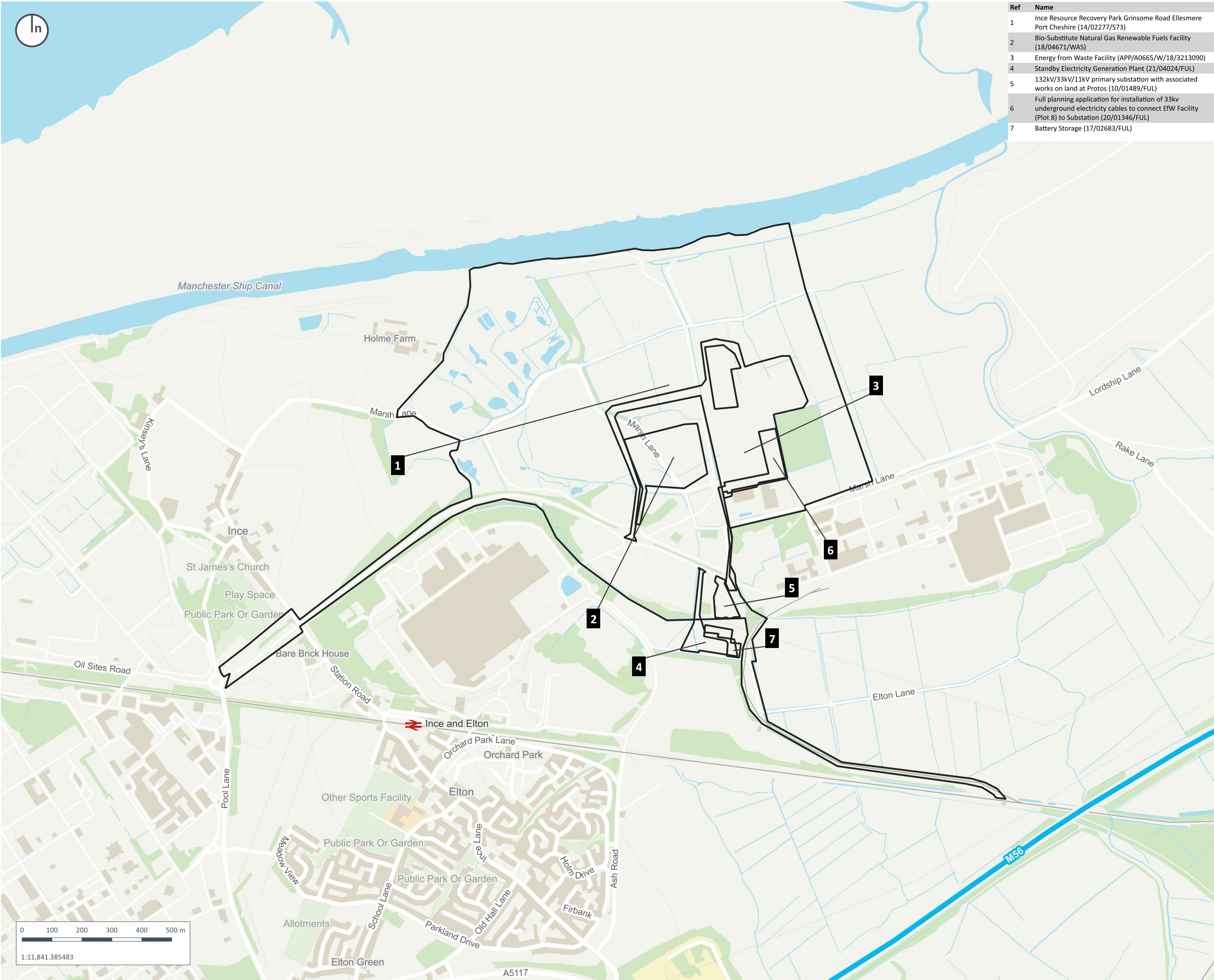
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PROPOSED COMMERCIAL DEVELOPMENT  
for PEEL ENVIRONMENTAL  
SITING MASTERPLAN COMPLETE  
STATUS: 03.11.10  
DRAWN: AL  
CHECKED: JH  
DATE: 13.06.11  
**1274 PL20 B**





Ref	Name
1	Ince Resource Recovery Park Grinsome Road Ellesmere Port Cheshire (14/02277/S73)
2	Bio-Substitute Natural Gas Renewable Fuels Facility (18/04671/WAS)
3	Energy from Waste Facility (APP/A0665/W/18/3213090)
4	Standby Electricity Generation Plant (21/04024/FUL)
5	132kV/33kV/11kV primary substation with associated works on land at Protos (10/01489/FUL)
6	Full planning application for installation of 33kv underground electricity cables to connect EFW Facility (Plot 8) to Substation (20/01346/FUL)
7	Battery Storage (17/02683/FUL)

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☐ Consented Developments within Protos

CLIENT:  
Peel Environmental

PROJECT:  
Ince Park, Grinsome Road, Ince, Ellesmere Port

DRAWING:  
Other Developments Plan

PROJECT NUMBER:  
PEEM2101

CHECKED BY:  
ET

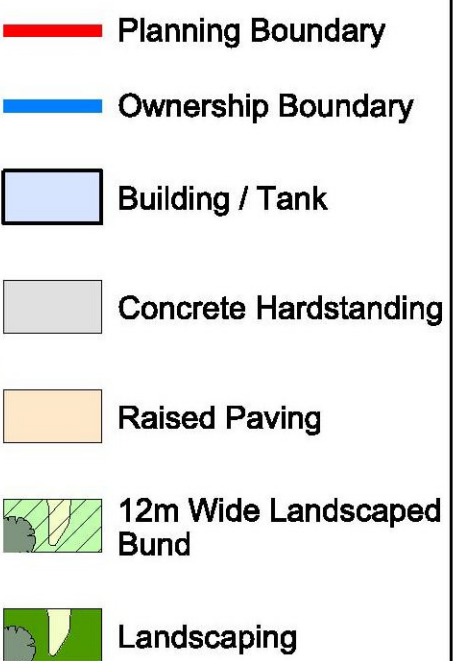
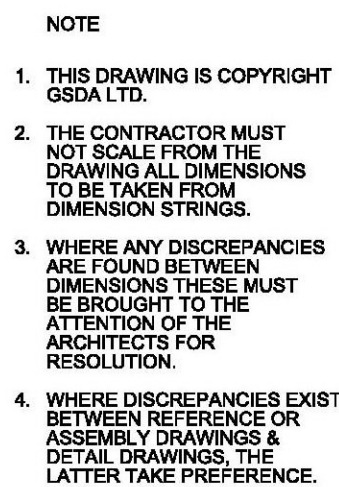
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STATUS:  
Final

DATE:  
April 2023

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-	16/07/06	Issued for planning

## FOR PLANNING

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### PROTOS 3

## Proposed Site Layout

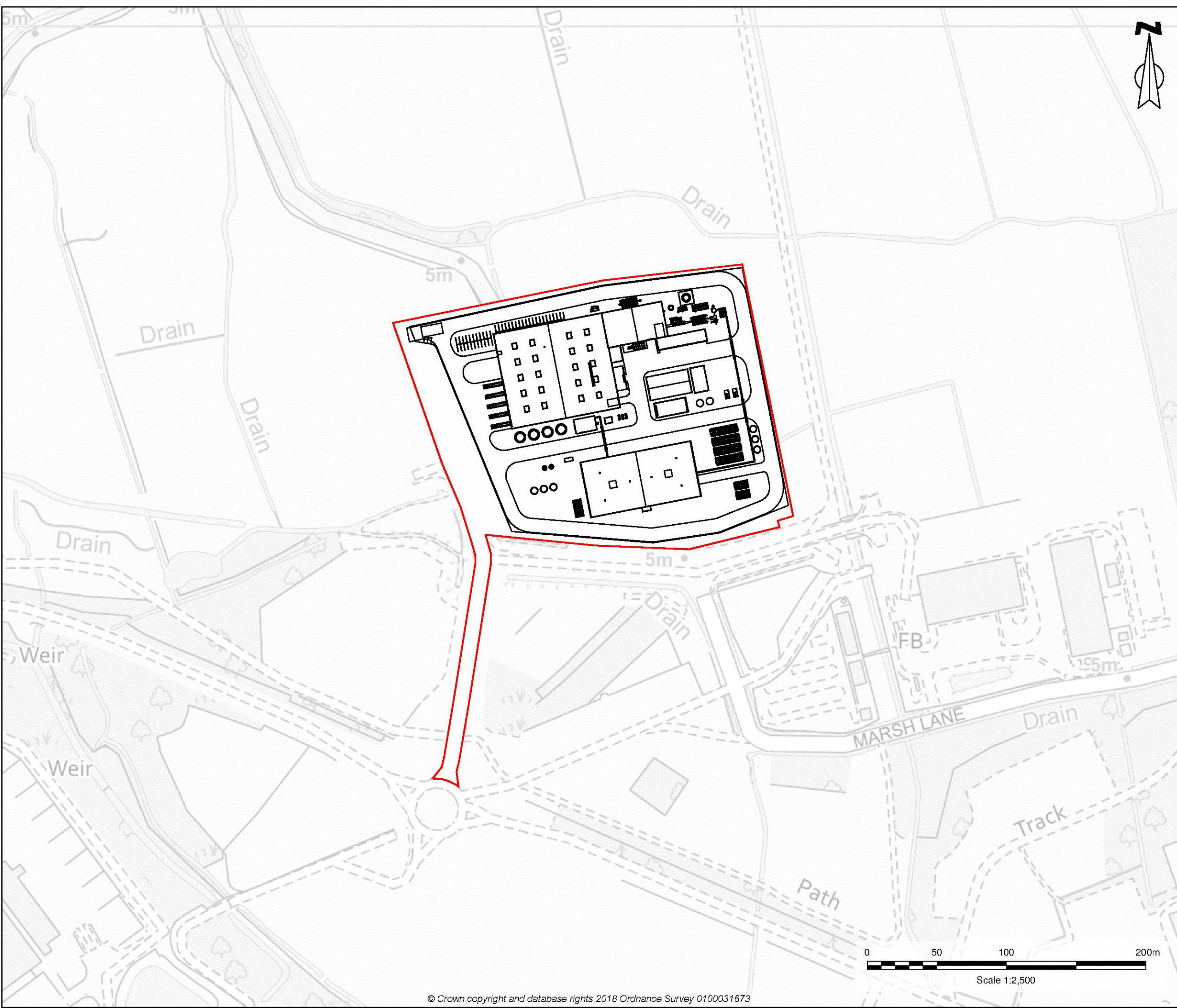
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1326 PL003	-	GS
DWG. NO.	REVISION	CHECKED





Key

Application Boundary  
Area = 4.73 ha



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Progressive Energy Ltd

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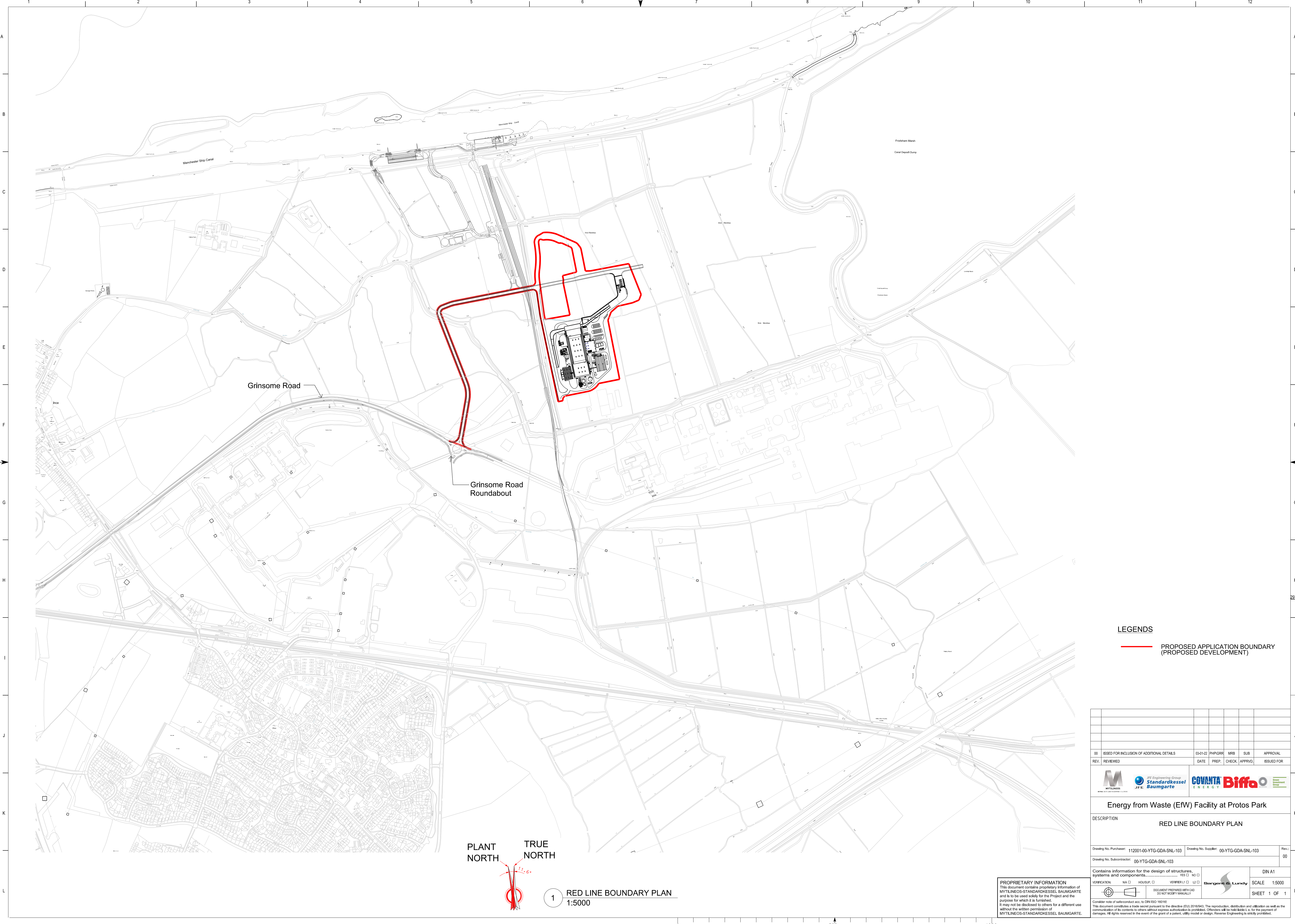
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PROJECT:  
Protos Plot 4,  
BioSNG Renewable Fuels Facility

TITLE:  
Site Layout

DRAWING NO:  
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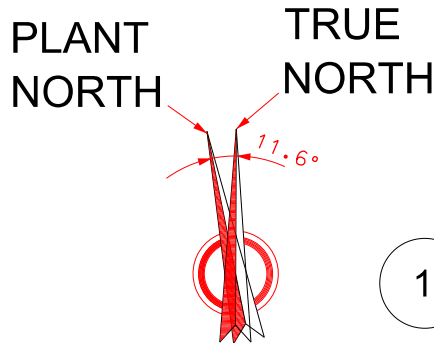




LEGENDS

PROPOSED APPLICATION BOUNDARY  
(PROPOSED DEVELOPMENT)

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1 RED LINE BOUNDARY PLAN  
1:5000

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DIN A1  
SCALE 1:5000  
SHEET 1 OF 1





DOTTED LINE DENOTES  
SOUTHERN EXTENT OF  
EXISTING DITCH

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Revision	Scale	Status	Drawn by	Date	Client
1:200@A0	PLANNING	PM	24.11.14	Peel Energy	

Project: Ince Biomass

Drawing Description: Proposed GA Plan

Drawing No. 14032\_PL101

Rev.

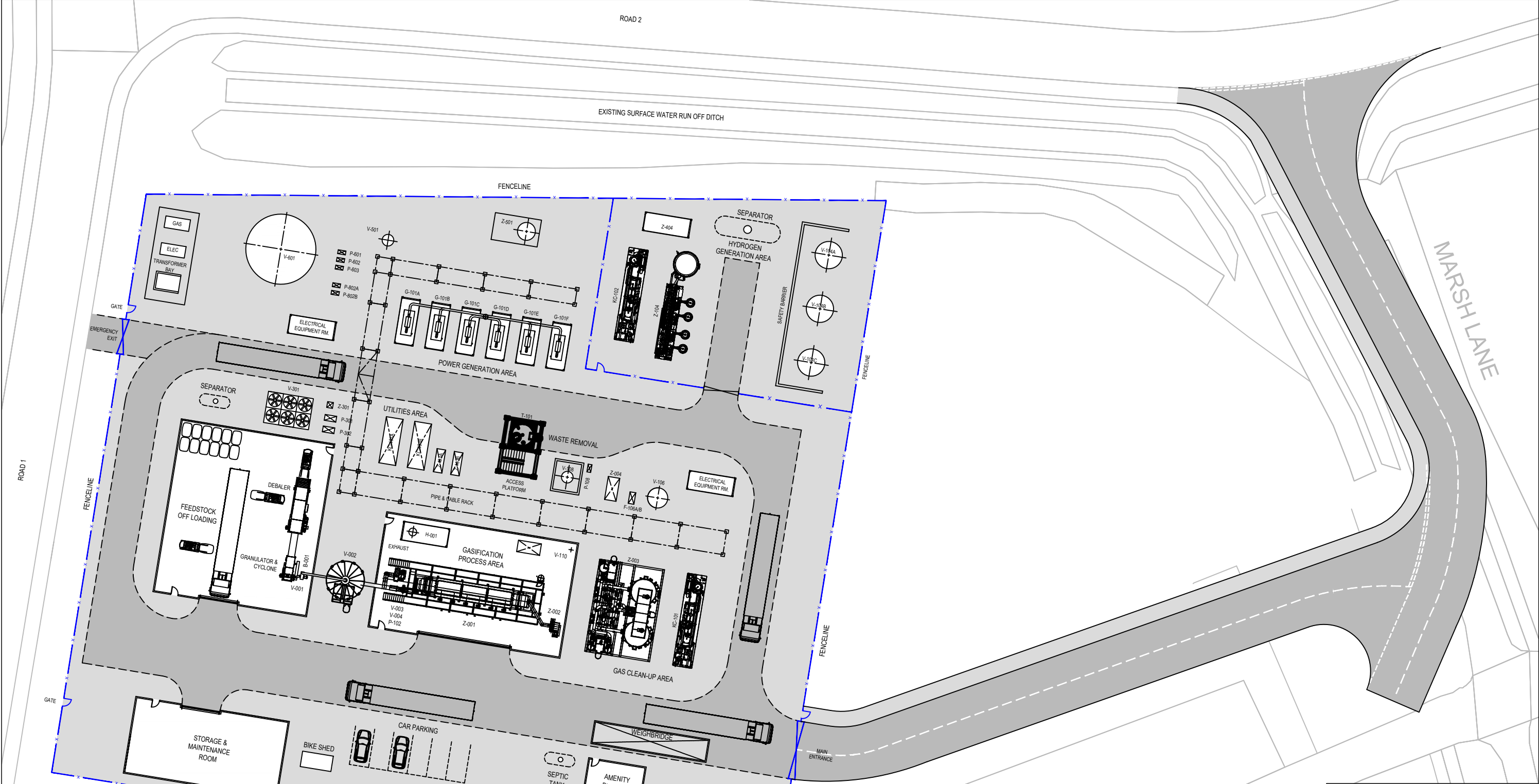
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W: www.fletcher-rae.com  
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2.4m WELDMESH FENCE & GATES

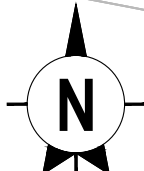
EQUIPMENT LIST

B-001 FEED BLOWER  
H-001 BOILER PACKAGE  
V-001 FEED HOPPER  
V-002 FEED SILO  
V-003 VACUUM RECEIVER  
V-004 HOLD-UP HOPPER  
Z-001 THERMAL CONVERSION CHAMBER  
Z-002 SOLIDS COLLECTION SYSTEM  
Z-003 GAS CLEAN-UP PACKAGE

Z-004 GAS POLISHING PACKAGE  
G-101A to F GAS ENGINES  
KC-101 SYNGAS 1st STAGE COMPRESSOR  
T-101 SOLIDS WASTE STORAGE SILO  
P-102 FEED VACUUM PUMP  
Z-104 PSA SYSTEM  
V-104A/B/C H2 STORAGE TANKS  
F-106A/B SYNGAS FILTERS  
V-106 SYNGAS STORAGE TANK

P-108 CONTAMINATED WATER PUMP  
V-108 CONTAMINATED WATER TANK  
V-110 TCC RELIEF DRUM  
P-301 COOLING WATER PUMP  
P-302 COOLING WATER PUMP  
V-301 COOLING TOWER  
Z-301 COOLING TOWER DOSING PACKAGE  
KC-401A/B AIR COMPRESSOR PACKAGE  
Z-403A/B NITROGEN GENERATION PACKAGE  
Z-404 HYDROGEN METERING PACKAGE

V-501 FLARE KO DRUM  
Z-501 FLARE PACKAGE  
P-601 FIRE WATER PUMP  
P-602 FIRE WATER PUMP  
P-603 FIRE WATER JOCKEY PUMP  
V-601 FIRE & RAW WATER TANK  
P-802A/B RAW WATER PUMPS



Chester Office: Well House Barns Barton Cheshire CH4 5DH		South Manchester Office: Canal House 76 Water Lane Wilmslow SK9 5BB		axis
0844 8700 007		www.axisped.co.uk		
client: PEEL ENVIRONMENTAL & WASTE2TRICITY				
project: PROTOS HYDROGEN FACILITY				
drawing title: PROPOSED GENERAL ARRANGEMENT				
date: September 2019		drawn by:	checked:	
drawing number:  2597-01-005		SM	AR	
		status: --		
scale(s): 1:500@A3		rev:	A	
planning environment design				



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Revision History		Date
A	Updates from comments	18-11-20

- Plot Boundary
- Woodland Retained
- Proposed Trees
- Landscaping
- Proposed Hedgerow and Post & Wire Fence
- 2.4m Weldmesh Fence
- PROW / Restricted Byway
- Existing Line of Culvert
- Culvert Diversion

Cheshire Office: Well House Barns Breton Cheshire CH4 8DH		South Manchester Office: Canella House 76 Water Lane Wilmslow SK9 6BB	<b>axis</b>
0844 8700 007 - www.axisped.co.uk			
client: ---			
project: PROTOS PLASTICS RECYCLING			
drawing title: PROPOSED GENERAL ARRANGEMENT			
date: November 2020	drawn by: SM	checked: AR	
drawing number: 2835-01-005	status: ---		
scale(s): 1:1000@A3	rev: A		
planning environment design			





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LEGEND

- Application Boundary
- Existing Woodland
- Existing Hedgegrow
- Proposed Hedgegrow
- Fence line
- Hydrogen Pipeline
- Overhead Electric cable sway zone

P2	Revised as per comments	15.09.21	NP
P1	Issued for Planning	24.06.21	NP
Rev.	Description	Date	ISS APP

Scale  
Status  
Drawn By  
Checked By  
Date  
Client:

As indicated @ A1  
S0 - Initial Issue  
NP  
RT  
JUNE 2020

PEEL NRE

Project:  
Plastics Park, Protos

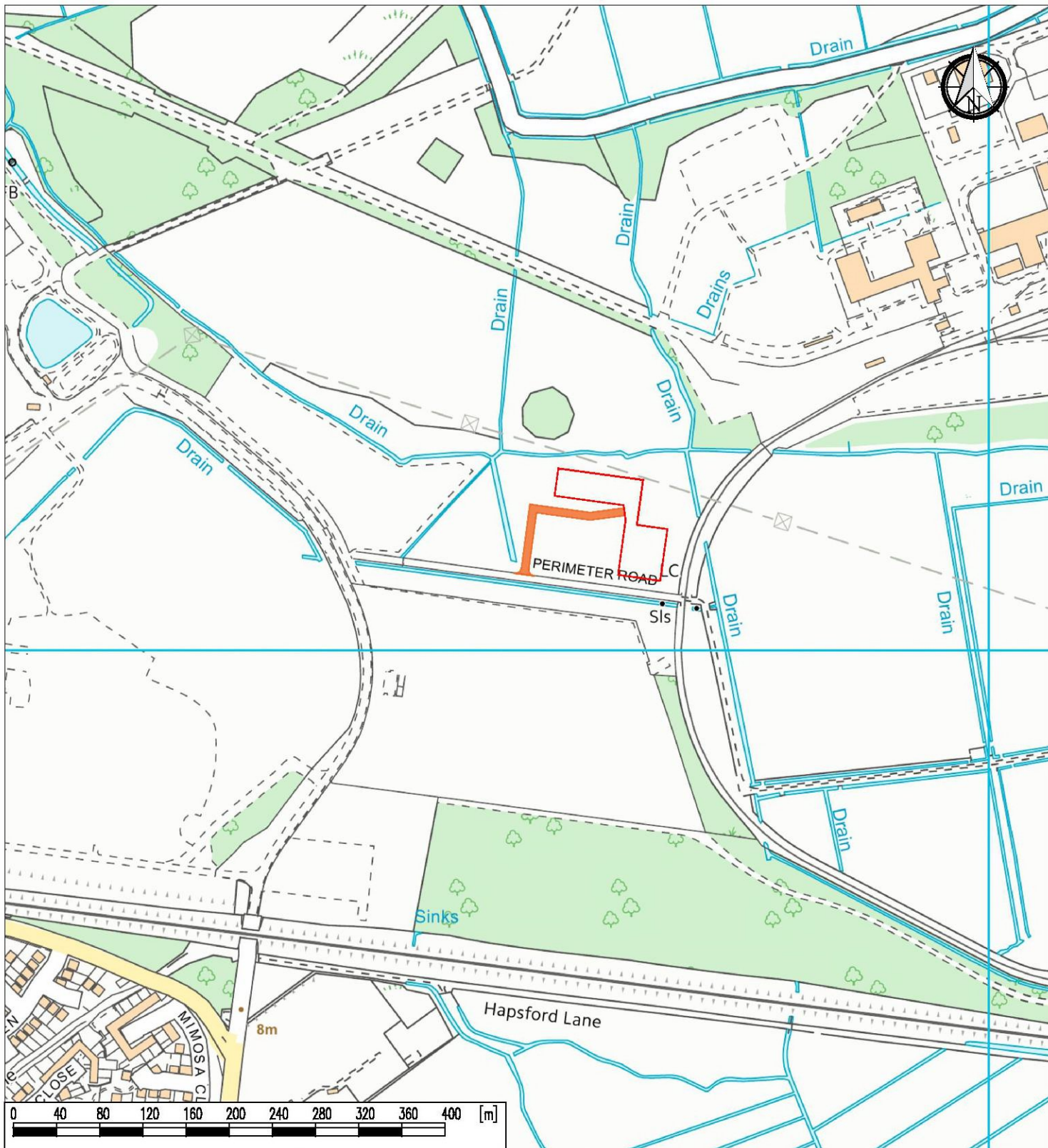
Sheet Name:  
Plastics Proposed Site Plan

Project No. Orig. Zone Level Type Role CIs Dwg No. Rev  
20039-FRA-XX-00-DR-A-90-0004 P2  
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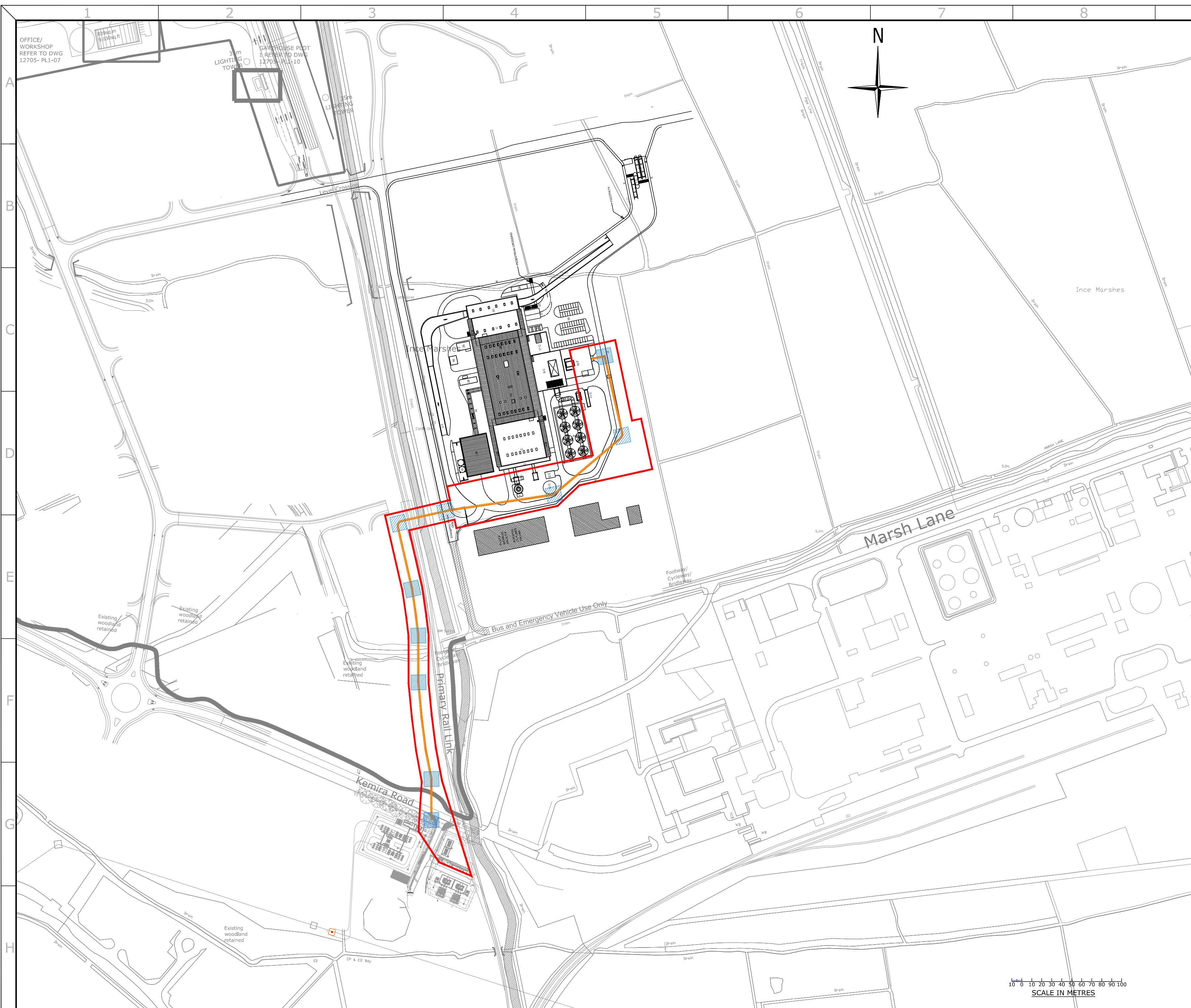
0 10m 25m 50m  
1:1000





<p>Ash Road, Protos, CH2 4LB</p>	<p>Key:</p> <p>Development Area (0.41Ha):</p> <p>Site Access:</p>	<p>Scale: 1:5000 at A4</p> <p>Drawing: [17267.101](Protos C) Location Plan (Rev.2c)</p>	<p>ukpowerreserve SUPPORTING A RENEWABLE FUTURE</p> <p>6th Floor, Radcliffe House, Blenheim Court, Solihull, West Midlands, B91 2AA</p>
<p>Description: Location Plan</p>		<p>Date: 14/08/2017</p> <p>Revision 2c</p>	<p>Drawn By: PH</p> <p>Reviewed By:</p> <p>Plan not to be used for construction</p>






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DO NOT SCALE

NOTES:

- SITE BOUNDARY FOR 33KV CABLE RESERVE
- INDICATIVE LOCATIONS OF CABLE DUCTS
- INDICATIVE LOCATIONS OF CABLE JOINT PITS

R3	FOR REVIEW	DTW	JJW	10.03.20
R2	FOR REVIEW	DTW	NDC	20.11.19
R1	FOR REVIEW	AO	NDC	29.07.19
REV.	DETAILS OF REVISION	DRAWN	CHKD	DATE



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Stockport, Cheshire, SK4 1LW, UK  
Tel: 0161 476 0032  
Website: [www.fichtner.co.uk](http://www.fichtner.co.uk)

CLIENT: COVANTA/BIFFA

SITE: PROTOS, CHESHIRE

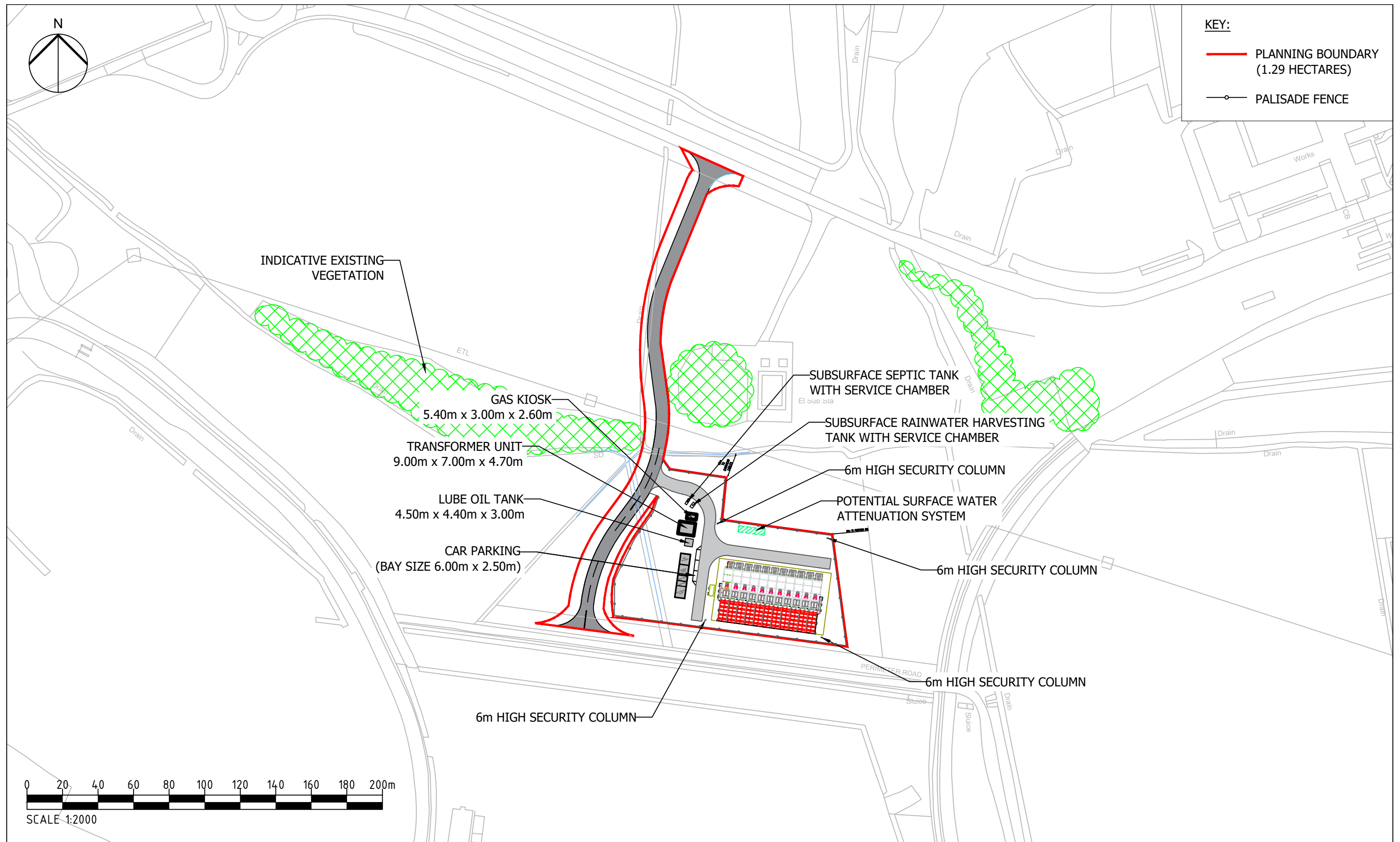
PROJECT: PROTOS EFW PLANT

TITLE: CABLE ROUTE BOUNDARY WITH SITE LAYOUT

DRAWING STATUS:	PRELIMINARY	
DRAWN BY:	DTW	DATE: 31.10.19
CHECKED BY:	NDC	DATE: 31.10.19
FILENAME:	2446-014-R3 CABLE ROUTE BOUNDARY WITH SITE LAYOUT.DWG	
OFFICE OF ISSUE:	STOCKPORT	
SHEET SIZE:	A2	SCALE: 1:2500
DRAWING No.:	2446-014	REVISION: R3

Sheet 1 of 1





Project Title <b>PROTOS</b>	Drawing Title <b>PROPOSED SITE LAYOUT</b>	Purpose of issue <b>PRELIMINARY</b>				THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF ARCUS' APPOINTMENT WITH ITS CLIENT AND IS SUBJECT TO THE TERMS OF THAT APPOINTMENT. ARCUS ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED	
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Client <b>FORSA ENERGY</b>		Arcus Internal Project No. 4046		Date 14/09/21		Drawing Number 4544-DR-P-0001	
		Scale @ A3 1:2000				Rev 4	

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C	20.07.21	CE	AW	LH	SHADING ADDED. TEXT REALIGNED
B	16.02.21	CE	AW	LH	CABLE LENGTH, 10m EXCLUSION ZONE REMOVED
A	30.07.19	JW	XF	JB	ISSUED FOR PLANNING
REV	DATE	DRWN BY	CHK'D BY	APP'D BY	DESCRIPTION

PLANNING



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12 BARSHAW BUSINESS PARK,  
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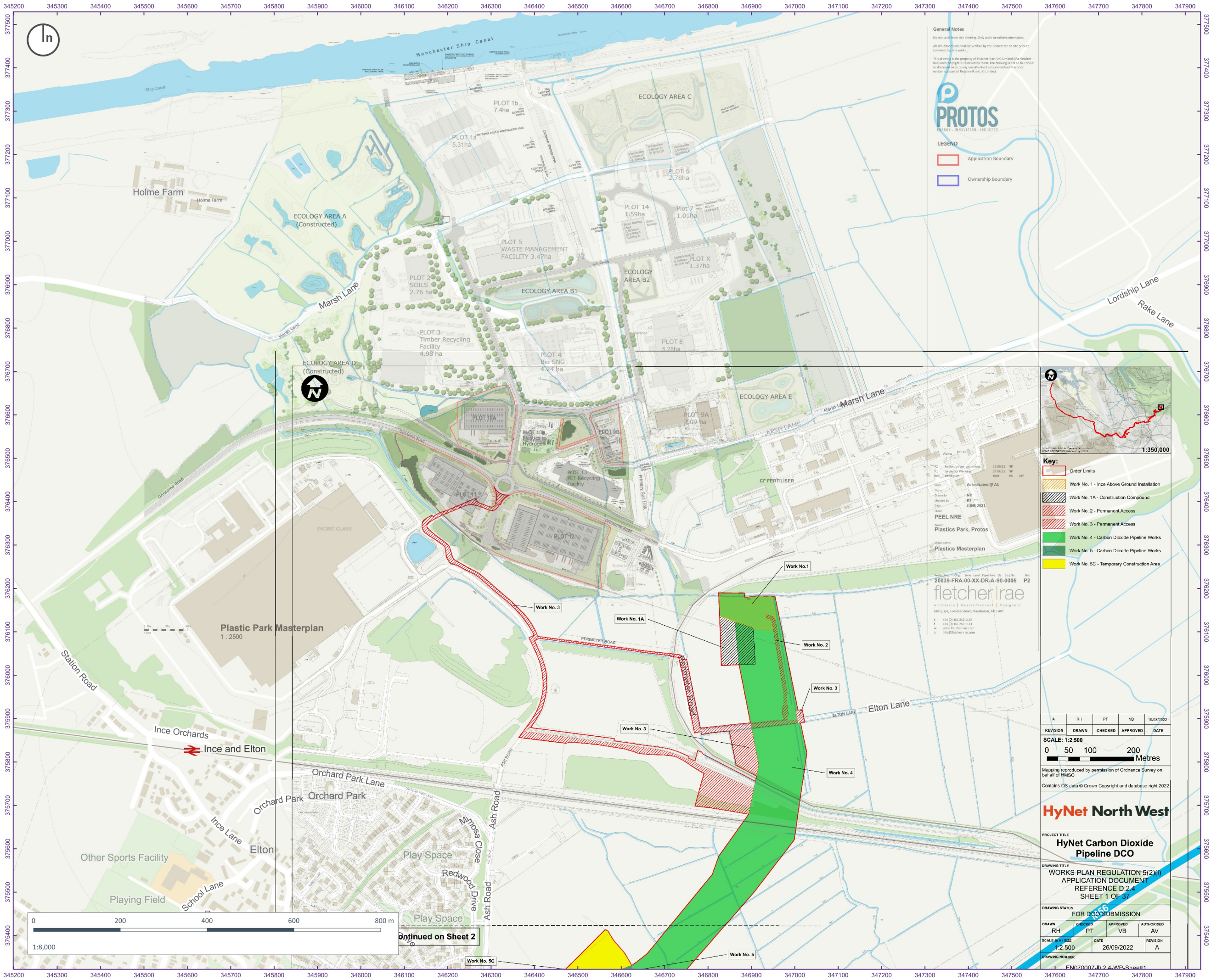
Smith Brothers (Contracting)  
Limited  
Unit G8, Navigation Close,  
Lowfields Business Park, Elland,  
West Yorkshire, HX5 9HB

PROJECT

TITLE

DRAWN	JW	CHK'D	XF	APP'D	JB	SCALE (@ A1)	SHEET No.
30.7.19	31.7.19	31.7.19	31.7.19	31.7.19	1:250	1 of 1	





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**PROTOS**  
ENERGY · INNOVATION · INDUSTRY

**LEGEND**

- Application Boundary
- Ownership Boundary



**Key:**

- Order Limits
- Work No. 1 - Ince Above Ground Installation
- Work No. 1A - Construction Compound
- Work No. 2 - Permanent Access
- Work No. 3 - Permanent Access
- Work No. 4 - Carbon Dioxide Pipeline Works
- Work No. 5 - Carbon Dioxide Pipeline Works
- Work No. 5C - Temporary Construction Area

**20039-FRA-00-XX-DR-A-90-0005 P2**

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W: www.fletcher-rae.com  
E: info@fletcher-rae.com

REVISION	DRAWN	CHECKED	APPROVED	DATE
A	RH	PT	VB	19/08/2022

SCALE: 1:2,500

0 50 100 200 Metres

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**HyNet North West**

**PROJECT TITLE**  
**HyNet Carbon Dioxide Pipeline DCO**

**DRAWING TITLE**  
**WORKS PLAN REGULATION 5(2)(I) APPLICATION DOCUMENT REFERENCE D.2.4 SHEET 1 OF 37**

**DRAWING STATUS**  
**FOR DCO SUBMISSION**

DRAWN	CHECKED	APPROVED	AUTHORISED
RH	PT	VB	AV
SCALE & A1 SIZE	DATE	REVISION	
1:2,500	28/09/2022	A	
DRAWING NUMBER	EN070007.D.2.4.WP.Sheet1		

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**CLIENT:**  
Peel Environmental

**PROJECT:**  
Ince Park, Grinsome Road, Ince, Ellesmere Port

**DRAWING:**  
The Works and Masterplan overlay

**PROJECT NUMBER:**  
PEEM2101

**DRAWING NUMBER:**  
GIS\_103

**CHECKED BY:**  
AG

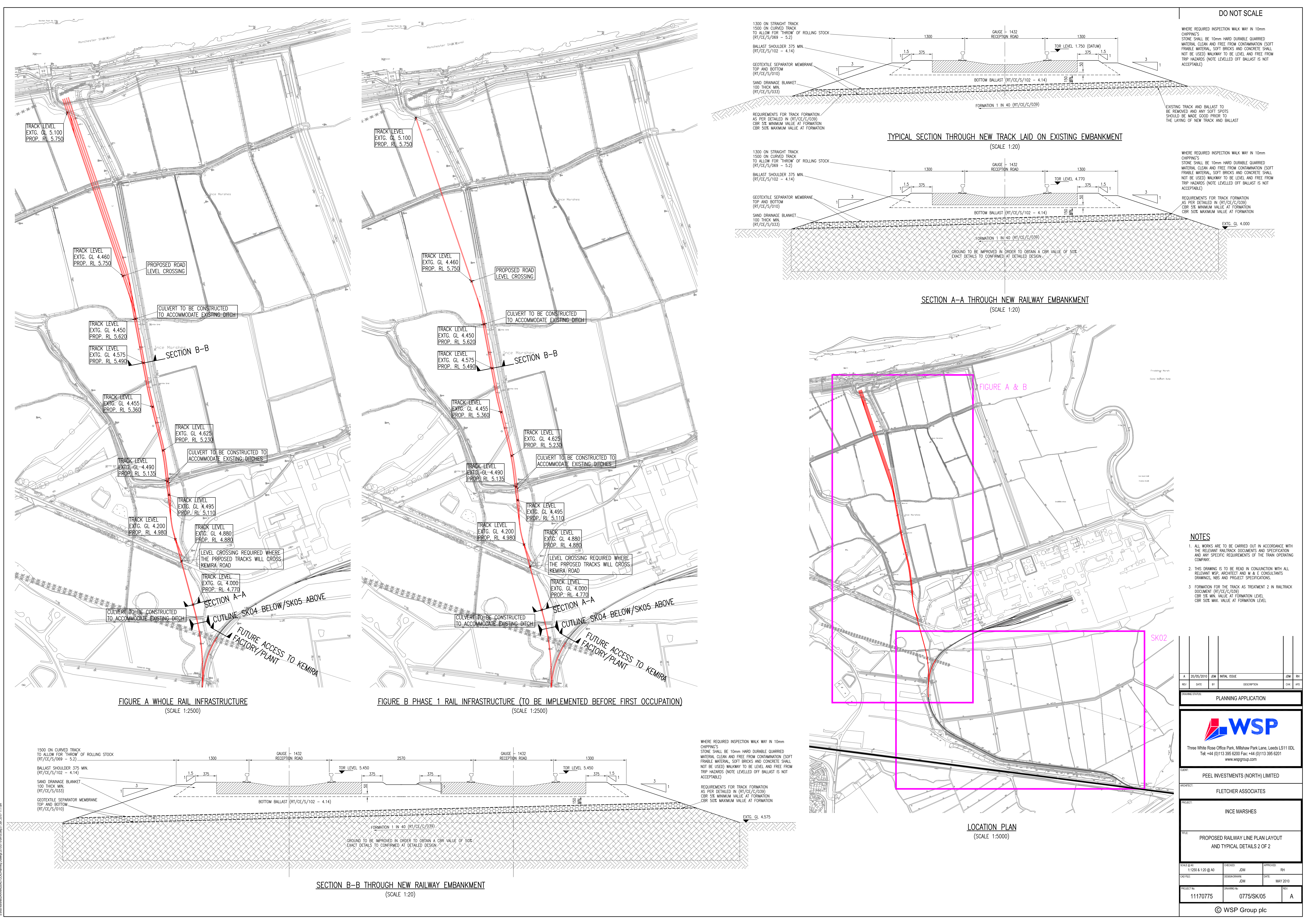
**REVISION:**  
1.0

**STATUS:**  
Draft

**DATE:**  
April 2023

**SCALE:**  
1:8,000 @ A3





DO NOT SCALE

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TYPICAL SECTION THROUGH NEW TRACK LAID ON EXISTING EMBANKMENT

(SCALE 1:20)

SECTION A-A THROUGH NEW RAILWAY EMBANKMENT

(SCALE 1:20)

FIGURE A & B

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SK02

LOCATION PLAN

(SCALE 1:5000)

REV	DATE	BY	DESCRIPTION	CHK	APP
-----	------	----	-------------	-----	-----

DRAWING STATUS: PLANNING APPLICATION

**WSP**  
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CLIENT: PEEL INVESTMENTS (NORTH) LIMITED

ARCHITECT: FLETCHER ASSOCIATES

PROJECT: INCE MARSHES

TITLE: PROPOSED RAILWAY LINE PLAN LAYOUT AND TYPICAL DETAILS 2 OF 2

SCALE @ A0: 1:1250 & 1:20 @ A0

CHECKED: JEM

DESIGNED: JEM

DATE: MAY 2010

PROJECT NO: 11170775

DRAWING NO: 0775/SK/05

REV: A

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