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1 INTRODUCTION

1.1 Background Information and Definitions

Peel Environmental Ince Ltd (hereafter "Peel") proposes to develop a site at Ince Marshes, Cheshire for a Resource Recovery Park (RRP).

The proposal involves the phased development of an Eco-Industrial Park focused on resource recovery and research and development. Of regional, and in some ways national significance, the development has been designed to be a multi-modal facility with use of road, rail and ship transportation. It comprises a cluster of environmental technology industries, with synergies internally and also with the existing facilities surrounding the site at Ince.

The *Ince RRP* proposal, being the overall project, has three main constituent elements:

- Refuse Derived Fuel (RDF) Plant;
- Integrated Waste Management Facility (IWMF); and
- Environmental Technologies Complex (ETC).

As detailed below, the proposed development is comprised of two separate applications. These are:

- **Outline Planning Application** under the Town and Country Planning Act 1990 (As Amended) made to Cheshire County Council ("CCC").
- **Electricity Licence Application** under the Electricity Act 1989 made to the Department of Trade and Industry ("DTI") (now the Department for Business, Enterprise and Regulatory Reform ("DBERR")).

Further details of the need for the dual applications is provided in Section 1.5 below.

The two applications above have been assessed both separately and together throughout this Environmental Statement. This is discussed further in Section 1.9 below. The project is described in detail in Section 2: Project Description.

The site is located on the southern side of the Manchester Ship Canal to the east of Ince village, and to the north-east of Elton village (see Figure 2.1).

1.2 Application History

RSK Environment Ltd (RSK) were commissioned by Peel to carry out an Environmental Impact Assessment (EIA) for the proposed development and produced an Environmental Statement (ES) in January 2006.

That ES formed part of the applications submitted by Peel on 30 January 2006 to:

1. CCC for outline planning permission (Planning Application Reference: 3/P/2006/111/XX/125) ("First CCC Application"); and
2. the DTI (now the DBERR) for a licence under section 36 of the Electricity Act 1989 ("DBERR Application").

The First CCC Application was refused by CCC on 6 November 2006. On 1 February 2007 Peel submitted an appeal to the Planning Inspectorate against that refusal of the First CCC Application.

A resubmission of the application for outline planning permission was made by Peel to CCC on 20 July 2007 (Planning Application Reference: 3/P/2007/111/XX/564) ("Second CCC Application"). The nature and type of the development proposed within the Second CCC Application was not materially or in substance different from that comprised within the First CCC Application. The purpose of the Second CCC Application was to provide additional detail and clarification as to the status of the documentation and to address procedural and related issues associated with the First CCC Application. On 12th November 2007, Peel appealed against the non-determination by CCC of the Second CCC Application.

Formal amendments to the DBERR Application were submitted by Peel on 20 July 2007. The nature and type of the development proposed was not materially or in substance different from that comprised within the original application. The purpose of the amendment was to provide additional detail and clarification as to the status of the documentation. On 12 September 2007 DBERR confirmed that the amendments to the DBERR Application were minor in nature. The DBERR Application remains undetermined. With statutory objections having been made, a Public Inquiry is to be held to consider the DBERR Application.

For the purposes of the Public Inquiry, Peel intends to proceed with the Second CCC Application together with the DBERR Application. Accordingly, the appeal the subject of the First CCC Application will be withdrawn upon the appeal the subject of the Second CCC Application being accepted to be determined at the currently programmed Public Inquiry.

Hereafter in this ES, references to the "CCC Application" mean the "First CCC Application" and, following its withdrawal, the "Second CCC Application."

In Peel's view, the CCC Application and the DBERR Application can be assessed as one cumulative project ("Overall Project") and this ES in support of the CCC Application and the DBERR Application proceeds on that basis. However, it is also Peel's view (this view also being in accordance with this ES) that, and consistent with the separate nature of the CCC Application and the DBERR Application, the Secretary of State may determine the:

- a) Overall Project;
- b) CCC Application individually; and
- c) DBERR Application individually,

in each case together with any cumulative impacts from off-site developments/commitments.

1.3 Revised Environmental Statement

Since the July 2007 submission, additional surveys and assessment work has been carried out to update the baseline and impact assessments. In addition, specific issues raised since the previous application was made have been addressed.

This revised ES reports upon the findings of the EIA process undertaken, and both adds to and updates the previous assessments.

1.4 Project Team

The Consultancy Team responsible for the preparation of this ES is as follows:

Table 1.1: EIA Consultancy Team

Role	Consultant
Environmental Consultants: Landscape and Visual, Ecology, Archaeology and Cultural Heritage, Socio-Economics, Land Use & Agriculture, Environmental Management, Drainage, Soils and Geology, Hydrology and Contamination Consultants.	RSK Environment Ltd
Planning, Project Management and Property Consultants	GVA Grimley LLP
Traffic and Transport	WSP Development & Transportation
Noise Consultants	Alan Saunders Associates
Air Quality and Odour	Fichtner Consulting Engineers
Architects	Fletcher Architects
Freight Management	MDS Transmodal
Waste Planning	Axis
Environmental Technology, Waste and Energy Consultants	Environmental Resources Management
Ecology	Ecology Solutions

1.5 The Applications

1.5.1 Competent Authority

Most planning applications in the UK are determined by the relevant Local Planning Authority (LPA), which in this case would be Ellesmere Port & Neston Borough Council as the district authority (with Chester City Council the district authority for sections of the rail line).

However, the majority of the development involves processing of waste materials. The Town and Country Planning (Prescription of County Matters) Regulations 1980 (S.I. 1980/2010) prescribe “*the erection of any building, plant or machinery designed to be used wholly or mainly for purposes of treating, storing, processing or disposing of refuse or waste materials*” as 'county matters' hence the planning application is submitted to Cheshire County Council (CCC).

In addition, the RDF power plant has a proposed output of more than 50MW. In such cases, Section 36 (Electricity Act, 1989) consent is required from the Department for Business, Enterprise & Regulatory Reform (DBERR).

In this case, therefore, two applications were required, one to CCC and one to the DBERR.

The DBERR licence application for the Refuse Derived Fuel Plant has been made in full detail. This includes ancillary and associated developments necessary for the implementation of the RDF Plant, such as road and rail infrastructure, part of the berth (excluding storage buildings) and the majority of the proposals for ecological and landscape mitigation.

The planning application for the IWMF and ETC has been made in outline. Details of layout, access and landscaping are provided for the development as a whole. For parts of the development, detail is also provided on appearance and scale. This distinction is summarised in Table 1.2 below:

Table 1.2: Details Provided

All matters provided in Detail	Layout, Landscaping and Access only (Scale and Appearance reserved)
Canal Berth	Plastics Village
Refuse Derived Fuel Power Plant	Soil Treatment
Ethanol plant	Waste Electrical and Electronic Equipment
Integrated Waste Management Facility	Timber Recycling
Water Treatment Plant	Water Treatment Plant
All Landscaping proposals, including Community Ecological Park, Ecological Area, SUDS wetlands, Managed Ecological Core area and Existing Woodlands (to be retained)	Block Making
All Access arrangements	Resource Recovery Business Centre
Rail Line	Resource Recovery Village

Since those responsible for determining the respective applications to CCC and the DBERR need to be able to fully assess the impacts relating to each application, as with previous versions of this ES, the structure of each section within the ES has been arranged such that the impacts of each application, as well as those of the whole site can be differentiated. This is discussed further in Section 1.6 below.

1.6 Environmental Impact Assessment

1.6.1 Legislative Framework

EIA in the UK is undertaken in accordance with The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 ('the EIA Regulations'), as amended, which implement EC Directive 97/11/EC, which amends the original 1985 Directive (85/337/EEC) on Environmental Assessment.

A further amendment to these regulations, the proposed Town and Country Planning (Environmental Impact Assessment) (England) (Amendment) Regulations 2007 were put out to consultation in October 2007.

The Electricity Works (Environmental Impact Assessment) (England and Wales) Regulations 2000 covers the EIA process for applications under Section 36 of the Electricity Act 1989. These regulations were amended by the Electricity Works (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2007.

It should be noted that this ES was prepared prior to both of the 2007 proposed/amendment regulations above and hence that the 1999 and 2000 regulations, and their previous amendments, apply to this assessment.

1.6.2 EIA Process

The purpose of this Environmental Statement (ES) is to report the findings and conclusions of the Environmental Impact Assessment, which has been undertaken for the proposed development. It provides a systematic analysis of the proposed development in relation to the existing (baseline) environment. The ES provides information to those from whom consents and authorisations are sought, to enable them to assess the environmental impact of the project. This information is also used by stakeholders to evaluate the acceptability of the development and its potential impact. The EIA process is shown in Figure 1.1.

A Non-Technical Summary (NTS) has also been provided, which presents a brief description of the proposed development and identifies and describes its potential significant environmental impacts. Measures to mitigate potentially adverse impacts are discussed. Copies of the Non-Technical Summary are available free of charge from Peel Environmental upon written request, at the following address:

FAO: Myles Kitcher
Peel Environmental Ince Ltd
Peel Dome
The Trafford Centre
Manchester M17 8PL

Alternatively, the ES and NTS can be downloaded from www.incerrp.co.uk.

The EIA ensures that all the potential impacts associated with the site selection, design, construction and operational use are identified and assessed. Appropriate mitigation measures are then identified.

This EIA has been written with due regard to recent Guidelines for EIA issued by IEMA in 2004, and with other guidance documents as discussed within the relevant sections of this ES.

Figure 1.1: The EIA Process

Data Gathering	<p>Project Data Gathering</p> <p>Basic description of the construction and operation of the development, including identification of the project activities, materials to be used, discharges and emissions that are likely to occur.</p>
	↓
	<p>Environmental Data Gathering</p> <p>Collection of information within a suitable area of search.</p>
	↓
Scoping	<p>Identification of Environmental Sensitivities</p> <p>Identification of receptors and the key environmental sensitivities, which could potentially be affected by the proposed development. Consultation with regulatory authorities to discuss aspects associated with the proposed project activities.</p>
	↓
	<p>Site Survey Work</p> <p>Surveys of the baseline environmental conditions to fill gaps in data, identify and confirm potential constraints identified within the data collection and assist in the determination of impacts.</p>
	↓
Assessment	<p>Evaluation of Significance</p> <p>Evaluation of significance, including qualitative estimation of magnitude and severity of impacts.</p>
	↓
	<p>Environmental Impact Assessment</p> <p>A detailed assessment of the identified potential significant effects associated with project activities.</p>
	↓
Management	<p>Mitigation Measures</p> <p>Identification and definition of mitigation measures to be applied to eliminate, minimise or manage the identified potential significant environmental effects.</p>
	↓
Compilation of Environmental Impact Statement	<p>Presentation of the findings of the baseline studies and mitigation measures in a systematic way to determine the significance of the residual effect on the environment.</p>

1.6.3 Screening

Screening is the process whereby the need for EIA is determined and agreed. Some projects, by their size and nature are subject to mandatory EIA as listed in Schedule 1 of the EIA Regulations, while for others as listed under Schedule 2 the decision is made by the relevant planning authority.

For any development project, the proponent can apply to the Local Planning Authority (LPA) for a *screening opinion*, where the LPA decides whether the development constitutes 'EIA development'.

Alternatively, the developer can opt to submit an ES voluntarily with their application. In this case, Peel decided at the outset to undertake an EIA, in order to ensure that all of the environmental impacts of the development were assessed and mitigated for as far as practicable.

1.6.4 Scoping

Scoping is the process of determining the content and extent of an EIA.

A preliminary scoping exercise was conducted in 2005 to inform the EIA reported in the ES dated January 2006, including a desk-top study and initial site visits. This included a review of previous reports on the site and brainstorming sessions involving the project team and relevant specialists.

Letters were sent to all consultees requesting both information on the site and any comments on the development or issues that they would like to see covered as a part of the EIA.

A Scoping Report based upon the above was issued to over twenty consultees including the two relevant authorities (DBERR and CCC) in July 2005. Some consultee responses were received, in addition to the ongoing process of day-to-day consultation between the project team and key stakeholders.

The scoping process enabled the following key issues to be identified:

- Ecology – The site lies adjacent to the Mersey Estuary SSSI, SPA and Ramsar site, and within a site designated as a Site of Biological Interest, principally for its bird interest together with some floristic interest within the drainage system.
- Material Assets – Traffic and noise impacts would be important to the residents of nearby villages.
- Drainage and Flood Risk – Part of the site lies within an indicative floodplain. The development would need to be designed to take this into account and ensure that there are no significant effects upon hydrology.
- Landscape and Visual Impacts – Structures within the development have the potential to be visible across current open views.

Other potential issues highlighted during scoping were land use changes, archaeology, air quality and socio-economic impact.

Identifying potential issues at the scoping stage enabled a site-specific scope of works to be compiled outlining the surveys and desk studies to be conducted as a part of the EIA.

Given that the nature and type of the development now proposed is not materially or in substance different from that described in the Scoping Report in July 2005 and subsequently environmentally assessed, it was not considered necessary to undertake a further scoping exercise to inform the EIA now reported upon. However, baseline data have been updated where considered necessary.

1.6.5 PPC Consent

A PPC consent is required for the RDF power plant under *The Pollution Prevention and Control (PPC) Regulations 2000*. These Regulations aim to bring numerous environmental impacts and methods of control under one banner. UK industry covered by the regulations will be benchmarked with their European counterparts on all aspects of emissions to the environment.

PPC is based on two principles:

1. The installation must use Best Available Techniques (BAT) to prevent or minimise pollution.

To satisfy this criterion, the installation must meet certain benchmarks in terms of its emissions to water, air and land, including stack emissions (usually expressed as pollutant concentrations in the stack). These are derived from what is considered BAT, following benchmarking studies across Europe.

2. The installation must not cause significant pollution.

To satisfy the criterion the application must assess the effect of these emissions to prove that significant pollution is not caused.

The PPC application for the RDF Plant was submitted in tandem with the CCC planning application and DBERR licence application.

The PPC permit was issued by the Environment Agency for the RDF Plant on 21st December 2006. This means that emissions will be regulated by the EA under the permit (reference TP3135LS) and will be monitored in accordance with it.

1.7 Consultations and Surveys

1.7.1 Statutory & Non-Statutory Consultees

The EIA process has been conducted through consultation with both statutory and non-statutory consultees. The following organisations were originally consulted as part of the EIA:

- Cheshire County Council (Planning, County Ecologist, County Archaeologist, Rights of Way Officer, Highways);
- Ellesmere Port and Neston Borough Council (Planning, Tree Preservation Order Officer, Environmental Health Department);
- Vale Royal Borough Council (Planning);
- Chester City Council (Planning);
- English Nature (now known as Natural England);
- Environment Agency;

- Countryside Agency (now known as Natural England);
- Cheshire Wildlife Trust;
- RECOrd (Cheshire's ecological records centre);
- Royal Society for the Protection of Birds (RSPB);
- British Trust for Ornithology (BTO);
- Broxton Barn Owl Group;
- Cheshire Bat Group;
- Cheshire Badger Group;
- Cheshire and Wirral Ornithological Society (CAWOS);
- Mersey Basin Campaign/Action Mersey Estuary;
- Mersey Estuary Conservation Group;
- Mersey Forest;
- DEFRA (Rural Development Service, Animal Health, Plant Health);
- English Heritage;
- Helsby Parish Council;
- Ince Parish Council; and
- Elton Parish Council.

In addition to the above consultations, since the January 2006 application the following organisations have also been consulted/provided responses:

- Campaign for the Protection of Rural England;
- National Grid;
- Health and Safety Executive;
- National Trust;
- Network Rail;
- United Utilities;
- Manchester Airport;
- Highways Agency;
- English Heritage;
- Manley Parish Council;
- Christleton Parish Council;
- Helsby Footpath Society;
- Frodsham Town Council;
- Little Stanney & District Parish Council;
- Thornton le Moors Parish Council;

- Cheshire County Council:
 - Economic Development Department;
 - Environmental Protection;
 - Tree Officer;
 - Landscape; and
 - Built Environment
- Commission for Architecture and the Built Environment;
- Residents Against the Incinerator (RAIN).

A number of the above organisations have additionally provided further responses to the application submitted in July 2007.

The consultation responses to both the refused planning application and the DBERR licence application have also been taken into account.

1.7.2 Public Consultation

Three rounds of consultation with the local community were carried out in the form of presentations to the parish councils of Ince, Elton and Helsby, and a public meeting held at Ince. Three public exhibitions were held in September and October 2005 at Ince, Elton and Helsby to present the project and provide the opportunity for local people to ask questions and discuss the proposed development. Given that the nature and type of the development now proposed is not materially or in substance different from that originally proposed, no further public consultation has been undertaken to inform this updated EIA.

Consultation with statutory and non-statutory bodies, and the public, is an ongoing process, and will continue throughout the planning process and beyond.

1.8 Assumptions and Technical Difficulties

The project-specific aspects of this ES have drawn upon existing literature, project specific documentation, personal communications with local experts and site-specific surveys and studies. Every effort has been made to obtain data concerning the existing environment and to accurately predict the effect of the proposed development. Assumptions adopted in the evaluation of impacts are reported in the relevant sections. However, these assumptions are often implicit, relying on expert judgement. Where technical deficiencies are known, or it has been necessary to make assumptions, these are documented.

1.9 Evaluation of Significance

The evaluation of the significance of an impact is important as it determines the resources which should be applied in avoiding or mitigating an adverse impact, or the actual value of a positive impact. Furthermore it is the combined significance of the various mitigated impacts that determines the overall environmental acceptability of the proposals.

This ES provides a description of the potential impacts and identifies suitable mitigation measures to avoid, reduce or remediate the environmental effects, so that they are as low as reasonably practicable. The assessment of the significance of the

impacts has subsequently been carried out on the residual impacts, i.e. those remaining after mitigation. As with previous versions of this ES, in order that the two applications (to CCC and the DBERR) can be considered in isolation, the impacts for the whole development, and those individually for each application have been discussed separately in each section, where applicable, as well as cumulatively for the entire RRP development.

This is dealt with differently depending on the issue and extent to which individual environmental interests may or may not be affected differently by the DBERR application and the CCC application. In each case an assessment of the impacts and any necessary mitigation has been made clear to the decision maker for each of the two applications and for the entire RRP.

Determining the significance of environmental impacts is one of the most contentious parts of the EIA process, involving value judgements and personal, expert interpretations about whether, and to what extent, a proposal is environmentally significant. For some aspects, it can be difficult to attach levels of significance to potential impacts, as a large number of factors can influence judgements, including:

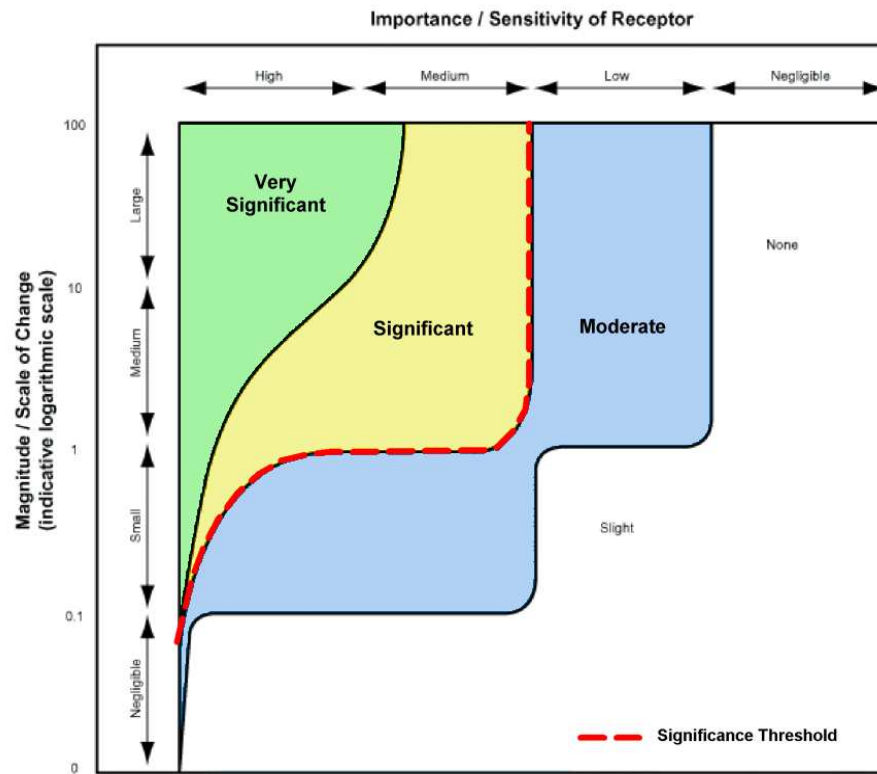
- The character of the receiving environment;
- The nature, magnitude and duration of the impact;
- The resilience of the affected environment;
- The confidence in the predicted impacts;
- The potential for mitigation along with the level of public concern and knowledge of the issue; and
- The perceptions and personal experience of the assessor.

Problems arise when inherent judgements made about significance lack transparency. Efforts have therefore been made throughout this ES to ensure that criteria and standards of significance have been documented and the level of certainty of data recorded.

The methodology adopted for this evaluation has been developed after a review of current best practice in this area, and past consultation with the EIA Research Centre at the University of Manchester. The assessment considers the sensitivity/importance of the receptor and magnitude/scale of change, which is likely to occur in the receiving environment after mitigation.

Difficulties arise in EIA when specifying a single range of criteria. For example, comparing the impacts of the development on ecology will need a separate set of criteria to that of the changes in visual impact for local residents. This ES has therefore presented and explained within each relevant section the criteria which have been applied. Figure 1.2 below shows how the two sets of criteria above link together to define the significance of most of the predicted impacts.

Figure 1.2: Determining the Significance of Impact



The threshold for significant impacts (where monitoring measures may be necessary to determine the extent of the impact, the duration and rate of the recovery) occurs where residual impacts are considered to be significant or very significant.

1.10 Approach to Mitigation

A widely accepted strategy for mitigation exists and has been followed when considering the methods of dealing with the environmental impacts of the project. The strategy comprises the following components:

Table 1.3: Mitigation Strategy

Avoidance	Where viable the project has been re-designed to avoid impacts. This was also considered during the assessment of alternative sites.
Reduction	Reduction has been considered when all options for the avoidance of impacts has been exhausted, or deemed to be impractical. For example, by considering different building alignments to reduce visual impact.
Compensation	Where the potential for avoiding and reducing impacts has been exhausted consideration has been given to compensating for residual impacts to make the proposal more environmentally acceptable.
Remediation	Where adverse effects are unavoidable, consideration has been given to limit the level of impact by undertaking remedial work.
Enhancement	In addition to reducing any adverse impacts, consideration has been given to providing the opportunity for environmental improvement.

1.11 Cumulative Assessment Methodology

Cumulative assessment can cover all aspects of the environment. While a single activity may itself result in a minor impact, it may, when combined with other impacts (minor or significant) in the same geographical area, and occurring at the same time, result in a cumulative impact that is collectively significant.

A wide-ranging search was made of the surrounding area, including consultations with relevant County, Unitary and Local Authorities, to ascertain potential sites that could act cumulatively with the Ince RRP proposal. This provided a number of sites either where planning applications have been submitted, or are expected, or where an allocation in the relevant Development Plan has been made.

In order to assess potential cumulative impact, it is vital to have a reasonable idea of what is proposed on a site and hence what impacts it may have. For planning applications that have been made, especially those accompanied by an Environmental Statement, it is relatively easy to ascertain what impacts would be likely to occur. However, for applications that have not been made, and especially for allocated sites where the allocation is for a range of uses, or where the allocation appears unlikely to be brought forward in the short to medium-term, it can be difficult to assess potential impact. With such allocations, a judgement must be made as to what it is 'reasonable' to assess.

Table 1.3 below lists each of the sites identified that could potentially act cumulatively with the Ince RRP proposal on one axis, with each environmental aspect on the other. A judgement has been made for each environmental aspect as to whether cumulative assessment is required or indeed whether such an assessment can be reasonably carried out for each environmental aspect. The relevant section of the ES assesses each of those sites identified in greater detail, with a summary of the cumulative assessment provided in Section 16.

1.12 Content of the Environmental Statement

Schedule 4 of the EIA Regulations specifies what information is to be included in an ES. Aspects of the environment listed as likely to be significantly affected include: population, fauna, flora, soil, water, air, climate factors, material assets, including architectural and archaeological heritage, landscape and the inter-relationship between the above.

The Regulations also state that a description of the likely significant effects of the development on the environment must include "direct, indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative" effects of the proposed development on the environment resulting from:

- the existence of the proposed development;
- the use of natural resources;
- the emission of pollutants, the creation of nuisances and the elimination of waste; and
- a description of the forecasting methods used to assess the effects on the environment.

Table 1.4: Cumulative Assessment

Allocation	Development/Allocation	Use class	Status	Size (ha)	Environmental Aspects									
					Arch	Ecol	Traffic	Noise	Air Qual	Hydro	Geol	L&V	Socio-Ec	Land use
Developments														
	Quinn Glass ¹		Completed development											
	INEOS Chlor		Application, as yet undetermined											
	Port Weston		Proposals in public domain											
	Liverpool Airport		Draft Airport Masterplan											
	2nd Mersey Crossing		Application scheduled 2009											
	Mersey tidal scheme		Initial development proposals in public domain											
	Biossence (EfW) Eastham		Planning permission awaited											
	Brinefield pipeline													
	Biodiesel plant (Stanlow)		Planning permission granted											
	Lostock Works (EfW Plant)		Application anticipated											
	Ashton Grange Wind Farm		Refusal being appealed											
EPNBC Policy														
EMP 4	Ince Marshes development (remainder)	Oil, Chems	Allocation, no application	43										
EMP7	Remainder of Quinn allocation	B1, B2, B8	Allocation, completed development; covered under Quinn Glass above	20										
EMP8	Adjacent to Quinn site	B1	Allocation, no application	5.7										
EMP1F	Stanney Mill Road	B1, B2, B8	Allocation; largely developed; planning permission for offices, vehicle plant and workshop on remainder.	3.45										
EMP1G	Rushtons Site	B1, B2, B8	Allocation; planning permission for glass manufacturing plant	1.62										
EMP2	Stanlow Special Policy Area		Allocation	664										
H1 (2)	West Backford Cross	C3	Allocation	20										
EMP5 B	Cheshire Oaks	B1 or tourism	Allocation											

The section on cumulative impact is designed also to cover secondary and indirect impacts, and impact interactions. Note that as per Section 1.2.1 above, the assessment of cumulative impact does not include cumulative impacts between the DBERR and CCC applications since this is covered already within the relevant sections of the ES; instead it looks at cumulative impact between the development as a whole and other proposed development.

Taking the above into account, this ES follows the following structure:

- Section 1 Introduction;
- Section 2 Project Description;
- Section 3 Planning Policy;
- Section 4 Need;
- Section 5 Alternatives;
- Section 6 Soils and Geology;
- Section 7 Hydrology and Hydrogeology;
- Section 8 Air Quality and Odour;
- Section 9 Land Use and Agriculture;
- Section 10 Ecology;
- Section 11 Archaeology and Cultural Heritage;
- Section 12 Landscape and Visual;
- Section 13 Human and Socio-Economic;
- Section 14 Traffic and Transportation;
- Section 15 Noise;
- Section 16 Cumulative Impact;
- Section 17 Sustainability; and
- Section 18 Environmental Management.

References

Guidelines for Environmental Impact Assessment, Institute of Environmental Management and Assessment, 2004.