

Development Control Committee
Meeting to be held on 18 October 2023

Electoral Division affected:
Padiham and Burnley West

Burnley Borough: application number LCC/2023/0024

Demolition of existing building and construction and operation of an embedded waste fuel gasification and combined heat and power generation facility, utilising densified waste derived fuels at Hapton Valley Transfer Station, Hapton Valley Estate, Accrington Road, Burnley

Contact for further information:
Robert Hope, 01772 534159, Principal Planner
Devman@lancashire.gov.uk

Brief Summary

Application – Demolition of existing building and construction and operation of an embedded waste fuel gasification and combined heat and power generation facility, utilising densified waste derived fuels at Hapton Valley Transfer Station, Hapton Valley Estate, Accrington Road, Burnley.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, site operations, noise and lighting.

Applicant's Proposal

Planning permission is sought for the demolition of an existing building that was formerly used for tyre recycling followed by the construction and operation of a gasification, and combined heat and power facility. The key process would involve the heating of pelletised and solid recovered fuels (SRF) in a vessel to a very high temperature (without combustion) to create a usable gas. The gas would then be used to power engines to generate electricity and heat. This would replace diesel use which is currently used to power some of the wider waste management site. The footprint of the application site would be approximately 1,500m² and would include new plant and equipment up to 12 metres in height and an exhaust stack for the gas engines up to 26 metres in height. The facility would process approximately 24,000 tonnes of pelletised solid recovered fuels per annum (3 tonnes per hour). The facility would also include feedstock storage hoppers, an office and welfare block and transformer.



The applicant states that any residual contamination in the gas such as acid gases, halides and particulates would be removed from the gas using conventional scrubbing technologies. The temperature zone within the base of the gasifier would be sufficiently elevated to melt all ash produced by the plant to create a clinker which could be used as an inert aggregate material.

The plant would operate on a continuous basis, 24 hours a day, 7 days a week on a minimum of 48 weeks per year, operating for a total of 336 days per year.

During the operational phase, the facility would provide direct employment for around two staff. This would comprise two people who would monitor the plant and complete daily checks, there would also be remote monitoring which would take place. The hours of work would be from 9am-5pm for the two staff. The plant will be controlled and monitored remotely at all other times.

Description and Location of Site

The site is located some 600 metres south of the A679 Accrington Road, 3km west of Burnley. To the west is the Network 65 Business Park and to the north is a small residential estate known as Valley Gardens, which runs parallel with, and at a lower level to, the access road to the site. Burnley Cemetery is located some 250 metres to the east beyond the Green Brook Valley. The nearest properties on Valley Gardens are approximately 200 metres to the north of the application site.

Other waste management related operations (which have the benefit of separate planning permissions) are located elsewhere on the former colliery site. All operations at the site share the access road to the A679.

Background

The application site is at the former Hapton Valley Colliery.

Planning permission for the development of a waste transfer station was granted in June 1997 (ref. 12/96/228).

Planning permission to vary conditions 2 and 13 of planning permission 12/96/228 to allow the redesign of the site layout and to allow skips containing sorted wastes to be stored outside the building was granted in June 1998 (ref. 12/97/479).

Planning permission for the establishment and operation of equipment for shredding of tyres, timber and green waste to the southwest of the site was granted in July 2003 (ref. 12/03/0208).

Planning permission for the erection of a building and hardstanding for end-of-life vehicle breaking to the southeast of the site was granted in April 2004 (ref. 12/04/0176).

Planning permission for the extension to existing waste transfer and treatment building and realignment of access road, proposed introduction of a concrete



crushing operation and levelling of land for the parking of trailers was granted in April 2008 (ref. 12/07/1134).

Planning permission for a new building to house biomass boilers including 2 x 9 metre high flues was granted on 7 March 2018 (ref. LCC/2018/0004).

On 2 February 2023 permission was granted (subject to the applicant first entering into a Section 106 Agreement in relation to earthworks and landscaping) for a change of use of an end-of-life vehicle building to use for the drying and pelletising of waste solid recovered fuel (SRF), construction of 2 x 20 metre high flues, construction of underground ducting to transfer warm air from boiler to the pelletising building, and the storage of baled solid recovered fuel (SRF) in the northern yard (ref. LCC/2019/0069).

On 7 March 2023 permission was granted for the construction of three additional waste processing/storage buildings and an office building (ref. LCC/2022/0050).

In December 2022 a request for a screening opinion on the above proposal was made under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It was the County Council's screening opinion that the proposal would not be Environmental Impact Assessment development (ref. SCR/2022/0011).

Planning Policy

National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

National Policy Statement for Energy (EN-1) 2011

National Policy Statement for Renewable Energy Infrastructure (EN-3) 2011

Waste Management Plan for England (December 2013)

National Planning Policy for Waste (October 2014)

Our Waste, Our Resources: A Strategy for England (December 2018)

Joint Lancashire Minerals and Waste Local Plan – Site Allocation and Development Management Policies – Part One

Policy NPPF1	Presumption in Favour of Sustainable Development
Policy DM1	Management of Waste and Extraction of Minerals
Policy DM2	Development Management
Policy DM4	Energy from Waste

Burnley Local Plan

Policy SP1	Achieving Sustainable Development
Policy SP4	Development Strategy



Policy SP5	Development Quality and Sustainability
Policy EMP3	Supporting Employment Development
Policy NE1	Biodiversity and Ecological Networks
Policy NE3	Landscape Character
Policy NE5	Environmental Protection
Policy CC5	Surface Water Management and Sustainable Drainage Systems (SuDS)

Consultations

Burnley Borough Council – Make the following comments:

- The site is located just within the defined settlement boundary and there are no land use policy designations.
- To the north east is Network 65 protected employment site and to the east is designated protected open space and woodland ecological network, the south is open countryside.
- There is no Public Rights Of Way (PROW) through the site.
- The site is within flood zone 1.
- Any highways concerns should be picked up through Lancashire County Council engineers.
- No objection in principle but note the large scale of the proposal especially with the proposed chimney 26 metres could potentially have impacts on wider views into the site (but note it is already industrial in nature).
- Tree planting and any ecological mitigation or enhancements would be welcome.

Burnley Council Environmental Health have provided supplementary comments and request conditions in relation to contaminated land assessment and air quality. They wish to inform that they are currently in the process of considering an application for an environmental permit that relates to a small waste incineration plant (SWIP), proposed for the same site. They are also currently seeking advice regarding the permit application, as the site is a linked part of a larger site where an A1 process is in operation and regulated by the Environment Agency (EA). They are therefore liaising with the Environment Agency (EA) as to whether they are the more appropriate regulator for the small waste incineration plant (SWIP).

Hapton Parish Council – No comments received.

Lancashire County Council Lead Local Flood Authority - No objection on the basis that there will be no change in the impermeable area and that the existing drainage system will, therefore, be reused in its entirety.

Environment Agency – No objection in principle. The Environmental Permit to authorise the proposed activity would be determined by the Local Authority Pollution Control Team.

Lancashire County Council Highways Development Control – No objection.



Coal Authority – On the basis that the area, where the built development would be falls outside the defined Development High Risk Area it is considered that a Coal Mining Risk Assessment is not necessary and therefore do not object.

United Utilities - Request that the applicant provides a detailed drainage plan, and that United Utilities has the opportunity to review and comment on this plan prior to determination of the application. Should planning permission be granted without the provision of this information it is requested that a condition be imposed in relation to details of a sustainable surface water drainage scheme and a foul water drainage scheme.

Lancashire County Council Ecology Service - The ecological information submitted to date includes details on birds and bats only. Further ecological assessment may be required if any suitable habitat to support these species is present. If all of the ecological matters have been adequately addressed, and the application is to be approved, conditions are recommended regarding protected species, nesting birds, and lighting.

Representations – The application has been advertised in the local newspaper, by site notice, and neighbouring residents have been informed by individual letter. 40 representations have been received objecting to the application for the following summarised reasons:

- Object to the application on the grounds of risk to health of residents, wildlife and damage to the woodland adjacent to the application.
- There is insufficient information in the application for the Committee to make a safe and reasonable decision regarding the above matters. As a minimum there should be a fallout [emission pathway] plan under different weather and wind conditions.
- The risk of fire at the site with severe pollution and its long-term impacts. There have been several serious fires at the site. The fire authority needs to be consulted on this application. The last fires needed water from the canal and closing of Accrington Road, a major route between Burnley and Accrington.
- There is no clear information on the tonnage of waste involved and whether this application fits within the county waste plan.
- Object to the lack of consultation on such a massive environmental risk. Being given 21 days to respond to a letter dated 15 August that was received on the 19 August, effectively allowing 17 days to respond is insufficient. An application of this type should include proper consultation with local residents including meetings with the applicant to present their proposals and answer questions.
- No details of proposed site operations or noise levels.
- Existing pollution issues at the site including generators, odour and dust.
- Additional air emissions over existing.
- Exhaust gas scrubbers should be employed to reduce air impacts.
- There are already two incineration facilities within a short distance of each other and a third incineration facility would cause great concern for the welfare residents in the area.
- Burning waste in incinerators is not recycling.
- The application should be determined by planning committee.
- Area too populated for this development.



- Waste water would be drained to the brook.
- Poor environmental record of the site operator.
- The proposal will release toxic and dangerous gas.
- Existing and proposed heavy goods vehicle impacts.
- Technical language in the application is hard to understand.
- The development would be too close to houses.
- Unsightly stack.
- Carcinogenic particles from burning plastics.
- The air assessment should include reference to existing air quality impacts including from diesel generators.
- Concerns over failure rate of such technology.
- Concerns over emissions from existing diesel-powered generator.
- Lancashire County Council will use the site to burn waste.
- This application should be refused and Lancashire County Council should adopt an alternative long-term strategy.
- The developer will be unable to meet pollution control limits.

Advice

The proposed new plant and equipment would be at an existing waste management facility where the current site operator predominantly focusses on waste recycling and recovery through treatment of household, commercial and industrial waste to produce solid recovered fuel (SRF) for co-incineration in cement manufacturing kilns. Solid recovered fuel (SRF), comprised mainly of shredded paper, plastic and other combustible material, is transported loose in bulk trailers to cement kilns where it is combusted as a replacement for fossil fuels. The current application would allow some of this material to be utilised on site in a different way for energy generation.

The applicant's site currently includes mechanised equipment for processing waste into solid recovered fuel (SRF). The electrical power for this process is currently provided by diesel powered generators. The current application would allow some of solid recovered fuel (SRF) material in the form of pellets to be utilised on site to provide electrical power to replace diesel with the waste heat being used in the waste drying process.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed development spans three key areas of government policy (referred to in the Policy section above), which seek to direct the management of waste up the waste hierarchy, promote the decentralisation of energy production, and use fuels and energy sources other than primary won fossil fuels.

National Planning Policy for Waste sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. A key part of this is to drive waste management up the waste hierarchy. This hierarchy sets out the following order of preference in waste prevention and management legislation and policy: a) prevention; b) preparing for re-use; c) recycling; d) other recovery, (for example energy recovery); and e) disposal as the least preferable option. The National Planning Policy for Waste refers to the Waste Management Plan for England in which the Government supports efficient



energy recovery from residual waste to deliver environmental benefits, reduce carbon impact and provide economic opportunities.

Policy DM4 of the Joint Lancashire Minerals and Waste Local Plan refers to energy from waste. The policy specifies that all developments that include processes capable of recovering energy from waste will be required to include measures to capture any heat or electricity produced directly or as a by-product of the waste treatment process and either use it on site or export it to the national grid or a local energy or heat consumer. The primary aim of the proposed development is to recover energy from residual waste that is not currently recycled or re-used.

The application site falls within the Burnley development boundary. Policy SP4 of the Burnley Local Plan supports new development within the development boundary subject to meeting certain criteria. This includes considering the use of previously developed land, not having a detrimental effect on residential amenity by reason of noise and other nuisance, and not having a detrimental effect on the safe and efficient operation of the road infrastructure. Policy SP5 of the Burnley Local Plan seeks to ensure that development is of a good design and quality.

Landscape and visual impact

In determining planning applications, Paragraph 130 of the National Planning Policy Framework requires the decision maker to ensure that developments are sympathetic to local character, including the surrounding built environment and landscape setting while not preventing appropriate innovation or change.

The development would be located on an established waste management site adjacent to the Network 65 Business Park. The gasification plant and gas engines would be compatible with the scale and height of existing surrounding buildings. However, the exhaust stack would be 26 metres high and requires further scrutiny to consider the potential visual and landscape impacts. The applicant has submitted a visual assessment which reviews the local environment and notes the backdrop of industrial estate buildings, wind turbines on the hillside, and large electricity pylons. Given the existing landscape character, additional negative visual or landscape impact would be unlikely. Furthermore, permission was approved in 2020 for the construction of two 20 metre high flues of comparable height, which are yet to be constructed. This permission is subject to a Section 106 Agreement in relation to earthworks and site perimeter landscaping which has now been partially undertaken, which will improve the landscape setting of the overall site in relation to its surroundings.

Pollution control

Paragraph 174 of the National Planning Policy Framework advises that planning decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and contribute towards remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.



Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan supports development for minerals or waste management operations where it can be demonstrated that all material, social, economic or environmental impacts that would cause demonstrable harm can be eliminated or reduced to acceptable levels. In assessing proposals, account should be taken of the proposal's setting, baseline environmental conditions and neighbouring land uses, together with the extent to which its impacts could be controlled in accordance with current best practice and recognised standards.

The National Planning Policy Framework and National Planning Policy for Waste state that planning authorities should not concern themselves with the control of processes, which are a matter for the pollution control authorities. It should be assumed that the relevant pollution control regime will be properly applied and enforced. Given the size and nature of the proposed gasification system, an Environmental Permit must be secured from Burnley Borough Council as the local air pollution prevention and control authority rather than the Environment Agency. Certain industrial installations that have the potential to cause pollution are required to have a pollution permit before they operate. There are three types of process classification. Larger A1 installations are regulated by the Environment Agency and smaller A2 and Part B installations are regulated by local authorities.

An application has been made to Burnley Borough Council and they will have to consider whether the proposal would be capable of meeting the requisite pollution control standards. Additionally, the other waste management activities, including odour and dust control, fire prevention, and the acceptability of the diesel generator are covered by a separate Environmental Permit issued and monitored by the Environment Agency.

Given national policy guidance, in these circumstances pollution control matters should be addressed through the relevant permitting processes. Nevertheless, the applicant has provided baseline assessments to seek to demonstrate that compliance would be possible and to satisfy the planning process. A noise assessment establishes the existing environmental noise climate through direct measurement at the existing noise sensitive receptors to calculate the appropriate environmental noise limits for the proposed facility to achieve compliance with recognised British Standards. To give some assurance to local residents through the planning process, a noise condition is recommended to seek to ensure that the proposed development is no noisier than the existing background noise environment, which is currently dominated by the local road network. The applicant is agreeable to this.

In terms of air quality, the applicant has undertaken an air quality assessment to determine the potential impacts arising from the proposed development. For small Waste Incineration Plants (SWIP), emissions to air from the combustion unit would be governed by the Industrial Emissions Directive, which requires adherence to emission limits for a range of pollutants. Maximum predicted concentrations have been compared to relevant air quality objectives and environmental assessment levels for the protection of human health and the significance of the air quality impacts have been assessed using criteria provided by the Institute of Air Quality Management's planning guidance. The proposed development would utilise pre-



processed pelletised fuels from the wider waste management processing site. For the proposed stack height of 26 metres, predicted maximum off-site concentrations are assessed as 'not significant' and well below the relevant air quality standards for all pollutants considered. Further scrutiny would be undertaken by Burnley Council as part of the assessment and determination of the Environmental Permit application. Without the permit the facility could not be legally operated.

The application site is on land that was a former colliery and consequently there is some risk land contamination. The proposed development would be constructed on an existing yard area and excavation work is likely to be limited. However, the application acknowledges that further ground investigation work is likely and therefore an appropriate condition is recommended. Burnley Council Environmental Health similarly recommend a condition in this respect.

Highway Matters

Paragraph 111 of the National Planning Policy Framework makes it clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The applicant has stated that the proposed development would source all its fuel feedstocks from the wider site without any need for additional vehicles or road movements. Given that the plant would consume approximately 24,000 tonnes of fuel per annum, a reduction in outgoing road movements (approx. 1000 per annum), could be achieved. As such, the proposed development could generate a reduction of approximately four heavy goods vehicle (HGV) movements per day from the wider site, reducing the overall impacts of transport at the nearby residential receptors. Nevertheless, given the relationship of the application site to the wide waste management site it is recommended that a condition be imposed to limit vehicle movements to that which is currently applied to the whole site, which is a limit of 50 heavy goods vehicles (HGVs) leaving the site per day Monday to Friday inclusive, no more than 25 heavy goods vehicles (HGVs) between 0730 hours and 1300 hours on Saturdays and no more than five heavy goods vehicles (HGVs) between 1300 hours and 1600 hours on Saturdays. This should allay concerns of local residents that there could be an intensification of heavy goods vehicle (HGV) movements associated with this proposal. Lancashire County Council Development Control Highways have raised no objection.

Surface water management

Policy CC5 of the Burnley Local Plan refers to surface water management and sustainable drainage systems and sets a focus on managing and minimising surface water run-off from sites. The application is for the re-development of a small area of the wider waste management site and would have limited impact on flood risk and drainage matters. Additionally, planning permission ref LCC/2022/0050 for the construction of three additional waste processing/storage buildings and an office building includes a condition requiring details of a drainage strategy for the wider site and does not need to be repeated here.



Ecology

The application is for the re-development of a small area of the wider waste management site and would have limited direct impact on ecology matters. The site is a concrete yard area and the only matter requiring consideration is the demolition of an open building structure. The applicant has provided an assessment of the building for bats, which concludes a low risk. Lancashire County Council's Ecology Services have no reason to disagree with the suitability of the survey or its findings. There could be an impact associated with lighting if installed inappropriately, which could apply to ecological interests and local amenity, and on this basis a condition is recommended so that, should lighting be proposed, details of light fittings and assessment of light spill control are provided beforehand. Should bats or nesting birds be encountered at a future date, separate wildlife legislation is in place to seek to prevent harm.

Human Rights

The Human Rights Act 1998 requires the County Council to take into account the rights of the public under the European Convention on Human Rights and not to act in a manner incompatible with those rights. Article 1 of the 1st Protocol states that an individuals' peaceful enjoyment of their property shall not be interfered with except as is necessary, in accordance with law and as is proportionate.

The development, if approved, would be unlikely to generate such an impact on neighbouring properties which would breach those rights. Conditions and the Environmental Permitting requirements should protect the rights of local residents and would not have a disproportionate impact on the rights of the applicant.

Conclusion

Overall, it is considered that the proposed development would provide enhanced facilities for the management of waste at the site, while contributing to the aims of key Government policy, which seeks to direct the management of waste up the waste hierarchy, promote the decentralisation of energy production, and use fuels and energy sources other than primary won fossil fuels. There would be no unacceptable adverse impact on the local landscape or visual amenity to justify refusal and subject to recommended conditions (many of which reflect the existing waste management permissions at the site) and the Environmental Permitting requirements, there should be no unacceptable pollution or drainage impacts. On this basis, the development accords with the policies of the National Planning Policy Framework and the Development Plan.

Recommendation

That planning permission be **granted** subject to the following conditions:

Time Limits

1. The development shall commence not later than three years from the date of this permission.



Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.

Working Programme

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following:

a) Submitted Plans:

Drawing no 11575 - Site Location Plan
Drawing no 11576 - Site Layout and Permit Boundary
Drawing no 11577 - Site General Arrangement
Drawing no. EV9_A98.0106_01 - General Arrangement
Drawing no. EV9_A98.0106_02 - Layout Plan
Drawing no. EV9_A98.0106_03 - Elevation View 1
Drawing no. EV9_A98.0106_04 - Elevation View 2
Drawing no. EV9_A98.0106_05 - Elevation View 3
Drawing no. EV9_A98.0106_06 - Elevation View 4
Drawing no. EV9_A98.0106_07 - 3D Visual
Drawing no. EV_A98.0099 - ETGAS Syngas Plant (submitted 3/10/2023)

b) All details approved in accordance with this permission.

Reason: For the avoidance of doubt, to enable the County Planning Authority to adequately control the development and to minimise the impact of the development on the amenities of the local area, and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and Policy SP5 of the Burnley Local Plan.

Site Operations

3. No development shall commence until a strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the County Planning Authority. The strategy shall include the following components:

- i) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
- ii) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- iii) The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and



remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Thereafter, the strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution and to comply with Policy NE5 of the Burnley Local Plan.

4. There shall be no storage of loose waste outside any building, plant or machinery.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to comply with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and policies NE5 and SP5 of the Burnley Local Plan.

5. No more than 50 heavy goods vehicles (HGVs), as defined in this permission, shall leave the site in any one day during Mondays to Fridays, inclusive. No more than 25 heavy goods vehicles (HGVs) shall leave the site between 0730 hours and 1300 hours on Saturdays and no more than five heavy goods vehicles (HGVs) shall leave the site between 1300 hours and 1600 hours on Saturdays.

No heavy goods vehicles (HGVs) shall leave the site on Sundays or Public Holidays.

This condition shall apply to all vehicle movements from the wider site as a whole as shown edged in green on drawing no. 11575 - Site Location Plan and annotated as 'Envirofuels (SRF) Limited Waste Operations'.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to comply with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and policies NE5 and SP5 of the Burnley Local Plan.

6. All vehicles transporting materials from the site shall be securely sheeted or alternatively waste shall be securely contained.

Reason: In the interest of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and policies NE5 and SP5 of the Burnley Local Plan.

7. The rating level of noise emitted from the development subject of this permission shall not exceed the existing background level at the boundary of



any premises used for residential purposes when assessed in accordance with British Standard BS 4142:2014+A1(2019).

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to comply with policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and policies NE5 and SP5 of the Burnley Local Plan.

8. No external lighting columns or lights shall be erected or fitted on site until details have been submitted to and approved in writing by the County Planning Authority. The details shall include the following:
- a) Location, type and intensity of lights.
 - b) Types of masking or baffle at head.
 - c) Type, height and colour of lighting columns.
 - d) Number and size of lighting units per column.
 - e) Light levels at the site and at nearby properties.
 - f) Control of the times of illumination of the lighting.
 - g) Assessment of light levels in relation to appropriate guidance to demonstrate that there would be no unacceptable impact.

The lighting at the site shall only be provided in accordance with the approved details throughout the duration of the development.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users, and to comply with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan and policies NE5 and SP5 of the Burnley Local Plan.

Notes

The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency or Local Pollution Control Authority.

Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact/Ext
LCC/2023/0024	October 2023	R Hope Planning and Environment 01772 534159

Reason for Inclusion in Part II, if appropriate

N/A

