

Development Control Committee
Meeting to be held on 9th April 2014

Electoral Division affected: Fleetwood East
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Wyre Borough: Application number 02/13/0915
Erection of a 78 metre high wind turbine, control kiosk and hardstanding and amendments to existing internal site access road and line of fencing.
Fleetwood Waste Water Treatment Works, Jameson Road, Fleetwood.

Contact for further information:
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Executive Summary

Application - Erection of a 78m high wind turbine, control kiosk and hardstanding and amendments to existing internal site access road and line of fencing. Fleetwood Waste Water Treatment Works (WWTW), Jameson Road, Fleetwood.

Recommendation – Summary

That subject to the applicant first entering into a section 106 agreement relating to the investigation and mitigation of any TV interference that may be caused by the turbine, planning permission be **granted** subject to conditions controlling time limits, working programme, building materials, highway matters, landscaping, safeguarding of watercourses and drainage, noise and dust.

Applicant's Proposal

Planning permission is sought for the erection of a wind turbine consisting of a 50m high tower to the hub with three blades each with a length of 28m. The overall vertical height would be 78m from the base of the tower to the tip of the blade at its highest point. The turbine tower would be cylindrical and constructed from steel with carbon fibre blades. The colour of the tower and blades would be a non-reflective matt white/grey. The turbine would have a generating capacity of 500kw (0.5MW) producing between 1,095MWh and 1,971MWh of electricity per annum. The wind turbine would have an operational lifespan of 25 years. Underground cabling would connect the turbine to the existing on-site transformer.

A control kiosk measuring 2.9m x 2.6m x 2.6m high would house the electrical equipment required for the operation of the turbine. The colour of the kiosk has not been provided.

A permanent laydown and crane hardstanding area with a stone surface measuring 35m x 21m would be to the side of the turbine to enable construction, maintenance and eventual decommissioning.

The existing main access entrance to the WWTW from Jameson Road would be marginally widened on one side and three sections of the internal tarmac site access road would be widened to ensure that heavy goods vehicles and turbine delivery vehicles could access the proposed turbine location. A part of the internal access road adjacent to the existing northern boundary would be realigned to provide access to the turbine and hardstanding area.

The line of fencing along the northern boundary that encloses the internal site access road and plant and equipment would be moved 25m to the north to enclose the wind turbine, hardstanding and realigned internal site road.

Description and Location of Site

The proposed turbine would be located at Fleetwood Waste Water Treatment Works which is located approximately 2 km south east of Fleetwood town centre. The site is accessed from Jameson Road, a minor road linking to the B5268 near to the A585 roundabout, which serves the waste water treatment works, Jameson Road landfill site, a waste recycling operation and the Fleetwood Marsh Nature Park. The WWTW consists of four large buildings and associated infrastructure surrounded on the northern and western sides by perimeter landscaping mounds. The wind turbine would be located in the north-east corner of the site approximately 50m from both Jameson Road and the northern boundary of the site. The control kiosk and permanent hardstanding area would be located at the base of the turbine.

Immediately to the north of the existing treatment works is a waste transfer station beyond which is the Fleetwood Marsh Nature Park and residential houses approximately 620m away. To the east beyond Jameson Road is Jameson Road Landfill site. To the south are areas of settlement lagoons forming part of a former chemical works and Cala Gran Caravan Park approximately 850m away. The western boundary of the site is a disused railway line which is designated as Fleetwood Marsh Industrial Lands Biological Heritage Site that also extends to include the Fleetwood Marsh Nature Park. An area of undeveloped land is located between the western boundary of the site and the A585. Beyond the A585 are industrial and residential areas approximately 650m away on the edge of Fleetwood. Broadwater Caravan Park is on the south west side of the boundary of the WWTW approximately 600m away.

The Morecambe Bay Special Protection Area (SPA) and the Wyre Estuary Site of Special Scientific Interest (SSSI) are approximately 640m to the east. The Wyre Estuary Coastal Path is along the western and northern boundaries of the WWTW.

Background

Fleetwood WWTW was constructed in the mid 1990's to treat waste water arising from the urban areas of Wyre and Blackpool.

A number of planning permissions have been granted at this site for waste water treatment infrastructure.

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 11 – 14, 17, 56 - 66, 93 - 98, 109, 111, 117 – 119, 120, 121 and 123 are relevant with regard to the requirement for sustainable development, core planning principles, good design, meeting the challenge of climate change, and conserving and enhancing the natural environment

Wyre Borough Local Plan

Policy SP14 Standards of Design and Amenity

Policy CIS1 Provision for Community Services

Wyre Borough Council Fleetwood / Thornton Area Action Plan

Policy 1 Environmental Quality and protection

Policy 2 Housing provision and choice

Policy 3 Industry and Business

Consultations

Wyre Borough Council – Object as the potential impacts on land allocations under the Fleetwood-Thornton Area Action Plan (AAP) and on existing planning permissions have not been addressed. The potential impacts are from noise, shadow flicker and safety impacts in the event of structural or mechanical failure of the turbine or de-icing. Without comprehensive assessment on these allocations and existing permissions there are concerns that the amenity of the site allocations of the AAP and existing permissions would be prejudiced by the wind turbine. This would be contrary to the NPPF, Policy SP14 of the Wyre Borough Local Plan and the adopted Fleetwood-Thornton Action Plan.

Fleetwood Town Council – No observations received.

LCC Developer Support (Highways) – No objection subject to the imposition of a condition requiring a Traffic Management Plan to be submitted and approved in writing. The Plan should include operational arrangements for the management of heavy goods vehicles and abnormal loads to and from the site, together with details of the temporary works required to the existing highway infrastructure to accommodate deliveries to the site and their removal on completion.

Environment Agency – No objection subject to a condition to require that a pre-development site investigation be undertaken and that there be containment of excavated contaminated materials, with precautions to prevent migration of potentially contaminated run-off to surface waters & drains.

Natural England – The application site is within close proximity to Morecambe Bay Special Protection Area (SPA) and Special Area of Conservation (SAC) and the Wyre and Lune Estuary Sites of Special Scientific Interest (SSSIs). The proposal has the potential to affect the interest features of the European designated site and

hence a Habitats Regulations Screening Assessment should be undertaken to determine if the wind turbine would give rise to a significant effect on the qualifying interest features of the European designated site as defined in the Habitats Regulations 2010.

Ministry of Defence Lands (Safeguardings) - No observations received.

Civil Aviation Authority – No observations received.

Blackpool Airport – No objection.

The Joint Radio Company Limited – No potential problems are foreseen with interference to radio systems.

OFCOM – No objection.

Representations – The application has been advertised by site notice and press notice and neighbouring caravan parks have been notified by letter. Two representations have been received raising the following issues:

- The applicant claims that there will be no impacts when the reality is often different.
- The turbine may affect the resident and migratory wildlife including bats and birds frequenting the Fleetwood Marsh Nature Park.
- There may be impacts from noise and radio and telecommunications interference to residents in the area and particularly from shadow flicker to those living on the Harbour development to the north and on Radcliffe Road to the west.
- Local residents still occasionally suffer from odour problems from the WWTW. The turbine may add to the problem by dispersing the odours to the surrounding area.
- The height of the turbine would create a significant visual impact, particularly from the Harbour development.
- The application may encourage many more similar applications that are too close to residential areas.

Advice

Planning permission is sought for the erection of a wind turbine consisting of a 50m high tower to the hub and three blades each with a length of 28m to be sited on the north-east corner of Fleetwood WWTW.

Fleetwood WWTW treats waste water arising from the urban areas of Wyre and Blackpool. It has been extended substantially since it was first constructed in the 1990's in order to handle the increased volumes of water from increases in population and to ensure compliance with stricter controls on discharges from the works. The equipment used to power pumps and other treatment infrastructure is electrical. The electricity consumption of the site per year is around 23GW and the site is therefore a major consumer of electricity. The applicant estimates that the turbine would have a generating capacity of 500kw (0.5MW) producing between 1,095MWh and 1,971MWh of electricity per annum, based on estimated capacity factors of 25% and 45%. The turbine would provide approximately 7.5 % of the

annual energy consumption of the treatment works and would therefore reduce the reliance of the site on conventionally generated electricity. Using standard emission reduction calculations, the applicant estimates that that the turbine would result in CO² emission reductions of between approximately 471 tonnes and 848 tonnes per year. Based on an estimated lifespan of 25 years, it can be estimated that the turbine could offset between 11,775 tonnes and 21,200 tonnes of CO² emission over its lifetime.

Planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In considering the issues that arise from the proposed development, it is necessary to take into consideration the relevant policies of the Development Plan and the planning history of the site and all other material planning considerations. Government policy is a material consideration that should be given appropriate weight in the decision making process. The policies of the Development Plan that are relevant to this application are contained in the Wyre Borough Local Plan and the Fleetwood / Thornton Area Action Plan.

The NPPF advises that the planning system plays a key role in securing radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable energy infrastructure which is central to the economic, social and environmental dimensions of sustainable development. To help increase the use and supply of renewable energy, the NPPF advises that planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable sources. The NPPF states that applicants for energy development should not be required to demonstrate the overall need for renewable energy and that planning authorities should recognise that even small scale projects provide a valuable contribution to cutting greenhouse gas emissions. The NPPF advises that applications for renewable energy development should be approved if impacts are (or can be made) acceptable. The proposed turbine would reduce reliance on electricity generated by conventional means using fossil fuels and would therefore reduce the green house gas emissions associated with such generation. The proposal is therefore considered to accord in principle with the policies in the NPPF relating to renewable energy.

The main policies dealing with development in this area are contained in the Wyre Borough Fleetwood / Thornton Area Action Plan. Policy 1 of the AAP includes a number of criteria for environmental quality and protection including a requirement that new development should contribute towards an attractive and high quality environment, that designated sites of nature conservation interest should be protected, development should contribute towards habitat connectivity and respect the open character of coastal marshes. There are also requirements that development should respect archaeological settings, should not increase flood risk, should mitigate against carbon emissions and contribute towards renewable energy and should be of a high design quality. Policy 2 of the AAP allocates a number of sites around the Fleetwood Docks area for housing land and policy 3 of the AAP

allocates a number of areas of the land including between the WWTW and the A585 for business and industrial uses.

Some policies of the Wyre Borough Local Plan have also been saved including Policy SP14 of the Wyre Borough Local Plan which seeks to achieve high standards of design and amenity for all types of development. Policy CIS1 provides for development by a statutory undertaker to be supported where it can be shown that such works are essential to the maintenance or improvement of an existing service or undertaking, or the provision of a new service or undertaking.

The main issues to consider when assessing the environmental implications of the proposed wind turbine are the visual impacts upon the immediate and surrounding landscape, surrounding land uses, the impacts on ecology, the effect of electromagnetic disturbance on telecommunications, shadow/light flicker, noise, traffic impacts, aviation and ground and surface waters.

Visual and landscape implications

The wind turbine would be located in the north-east corner of the WWTW. The applicant has submitted information to allow an assessment of the visual impacts of the development to be made including plans showing the locations from where the turbine would be visible, information on other wind turbine developments showing inter visibility and photomontages showing the likely visual impact from particular locations.

The turbine would be located on the eastern edge of Fleetwood and would not be located within any area covered by special landscape designations. The main views of the turbine would be from Fleetwood itself. The nearest residential properties are located approximately 620m to the north at the residential Harbour development, 650m to the west beyond the A585 and to the south-west at Broadwater Caravan Park approximately 600m away. As the application is for a single turbine, the horizontal field of view occupied by the development would be relatively small. Whilst it is considered that no properties would experience an overbearing visual impact as a consequence of the wind turbine, it is accepted that there would be a significant change in view from many of these properties and the surrounding roads. It is considered, however, that the separation distance between the nearest residential properties would substantially reduce the scale of the structure when viewed from them. From the streets within the main urban area of Fleetwood, the turbine would not always be visible as views are sometimes obscured by existing buildings.

The turbine would be very prominent in views from the footpath and bridleway around the west and north boundaries of the site, from the Fleetwood Marsh Nature Park and Jameson Road. Views from the rural area to the east beyond the Wyre Estuary would be partially screened by Jameson Road landfill site and, when combined with the separation distance of a minimum of 2km, the impact from these locations is considered to be small. The turbine would have some impact on the open nature of the coastal marshes which fringe the River Wyre but in some of these views the lower part of the turbine would be obscured by the higher land of the adjacent landfill site. To some extent the area of visual impact is limited by the location of the turbine on the Fleetwood peninsula as many of the points from where

the turbine would be visible are located out to sea. The visual impacts of the turbine are therefore perhaps more limited than would be the case with an inland location.

In conclusion, it is considered that the proposed wind turbine, due to its scale would inevitably result in some visual impacts, particularly when seen from the nearest residential properties on the edge of Fleetwood and surrounding roads and from adjacent rights of way network. Whilst the proposed wind turbine would have visual impacts particularly in the area immediately surrounding the turbine, the significance of such impacts does depend upon an individual's perception of the acceptability of wind energy development in landscape terms. Whilst it is accepted that the visual impacts from some locations would be significant, such impacts will need to be weighed in the balance against the other impacts and benefits resulting from the development.

In terms of visual appearance, the proposed turbine tower would be cylindrical and constructed of steel. The blades would be constructed of carbon fibre. The colour of the tower and blades would be a non-reflective matt white/grey although the exact colour has not been provided. The colour of the turbine and kiosk could be the subject of a condition. It is considered that the proposed colours and materials to be used would be acceptable.

Impacts on Surrounding Land Uses

The operation of a wind turbine has the potential to generate shadow flicker. Shadow flicker is a phenomenon that occurs under certain combinations of geographical position, wind direction and time of day, when the sun may pass behind the turbine rotors, resulting in a flickering effect. When this phenomenon is observed through a window in a property, the shadow flickers can be a cause of annoyance to residents, affecting their residential amenity. A Shadow Flicker Assessment submitted with the application has calculated the areas that could be affected by shadow flicker given certain combinations of the required sunshine and wind direction conditions. Modelling has been carried out at a number of existing buildings within the area of likely impact. The maximum theoretical duration that any of the existing industrial buildings could experience shadow flicker would not exceed 96 minutes per day which in the worse case would exist for around 3 months in any year. However, such a scenario would require a certain combination of sunshine and wind direction which would be unlikely to occur over a long period of time. The area of likely effect does include some areas of currently disused land that would be developed should the industrial and housing land allocations in the Area Action Plan be taken up. However, impact at these locations would require the same combination of factors and which is unlikely to occur over a prolonged period. It is therefore considered that shadow flicker would not affect existing industrial premises or proposed industrial or residential properties to an unacceptable level.

The wind turbine would generate noise, although the noise climate of the area is dominated by traffic on the nearby A585 and general noise associated with an urban area. The nearest properties are located approximately 600m to the south-west at the Broadwater Caravan Park. Such a distance between residential properties and a wind turbine would usually be considered sufficient to ensure there would not be any noise disturbance. A noise assessment has been submitted with the application to

assess the likely noise impacts of the development on four surrounding residential locations. The assessment advises that the predicted noise levels at all four locations during the day and night would be less than 35dB(A). This is less than the noise standards as referred to in the NPPF that are 55dB(A) during the day and 42dB(A) at night. Should any reasonable noise complaint be made during the operation of the turbine then the problem could be addressed by a condition requiring noise levels from the turbine not to exceed 5dB(A) above background noise levels at the nearest properties. If such noise levels cannot be complied with due to particular climatic conditions, the turbine could be temporarily shut down. It is considered that the imposition of such a condition would enable the development to be acceptable in terms of noise impacts.

One representation has expressed concern that the turbine would exacerbate existing odour problems from the treatment works. There have been odour issues at the site and significant works have recently been undertaken to provide improved attenuation of odour impacts. However, it is considered that the turbine would not create air turbulence that would increase the migration of odour from the treatment works into the Fleetwood area.

Wyre Borough Council has objected to the potential impacts of the turbine on the land allocations contained in the Fleetwood-Thornton Area Action Plan (AAP) and because impacts on existing planning permissions on nearby sites have not been addressed.

The nearest land allocations in the Fleetwood-Thornton Area Action Plan (AAP) relate to the undeveloped area of land immediately to the west of the site boundary which is allocated as an employment area within Policy 3 of AAP. Land on the south side of the existing docks to the north of the application site is also allocated for housing under Policy 3 of the AAP. Any employment uses would be industrial in nature and are therefore not considered to be particularly sensitive to the impacts that might be associated with a turbine in the proposed location and it is not considered that the impacts of the turbine would affect the ability to attract investment into such an employment location. The visual and noise impacts on the Harbour residential development has been assessed by the applicant and addressed above.

Nature Conservation interests

The development would not directly affect any site with statutory ecological designations although the Morecambe Bay SPA and candidate SAC is approximately 640m to the east. The SPA is a European designated site due to its ornithological interests and the turbine may have some implications for bird flight paths, bird strikes, disturbance and feeding patterns. Given the close proximity of the application site to the SPA, Natural England considers the proposal has the potential to affect the interest features of the European designated site. The County Council, as the competent authority who are determining the planning application, has undertaken a Habitats Regulations Screening Assessment which concludes that the wind turbine would not give rise to a significant effect on the qualifying interest features of the European designated site of the SPA and candidate SAC and would

therefore not give rise to a likely significant effect as defined in the Habitats Regulations 2010.

The Fleetwood Marsh Industrial Lands Biological Heritage Site along the western boundary of the site would not be directly affected by the turbine. There may be some botanical interests in the vegetation on the landscaped mound along the northern perimeter of the WWTW, that would be partially removed to accommodate the turbine, but the site has no designations for its plant life. A landscaping scheme should be submitted for approval and which can be the subject of a planning condition.

There are no features of nature conservation interest within the development footprint. Botanical, bat, Great Crested Newt, reptile and bird surveys have been submitted with the application and the assessment concludes there would not be any impacts on such species.

Electromagnetic disturbance on telecommunications and TV

The rotation of wind turbine blades has the capacity to interfere with telecommunications through electro-magnetic interference that would include interference to microwave links, radio and television reception. Ofcom (the independent regulator and competition authority for the UK communications industries) and the Joint Radio Company (JRC) have been consulted on this application. No objections were received and hence it is considered that no interference with regards to wireless communication links is expected as a result of the proposed turbine.

In certain circumstances the operation of wind turbines can also interfere with TV reception. To address this issue it is considered that any planning permission for the turbine should be subject to a section 106 agreement to ensure that the applicant has to investigate and if necessary remediate any interference to TV reception, should any substantiated complaints about such be made.

Traffic impacts

Traffic impacts of the development would be restricted to the construction period. Once constructed there would be negligible traffic associated with the development. Construction vehicles would access the site using the existing access and egress to Fleetwood WWTW from Jameson Road. They are expected to reach Jameson Road from Junction 3 of the M55 via the A585 and Fleetwood Road. Jameson Road would need to be widened at its junction with the entrance to Fleetwood WWTW to enable construction traffic to access the site. Existing internal roads within the site would be widened and new roads constructed to facilitate construction and permanent access to the turbine. A traffic and route assessment has been submitted with the application to detail the expected traffic types, numbers and access routes to the site.

The LCC Assistant Director (Highways) has not objected subject to the imposition of a condition that, prior to the commencement of development, a Traffic Management Plan be submitted and approved in writing. The Plan should include operational arrangements for the management of heavy goods vehicles and abnormal loads to

and from the site, together with details of the temporary works required to the existing highway infrastructure to accommodate deliveries to the site and their removal on completion. The development should not commence until the approved scheme has been implemented in accordance with the agreed scheme details. The plan shall be implemented and adhered to during the construction of the development. It is recommended that such a condition would be appropriate. Subject to this condition, it is considered that the development is acceptable on highway grounds.

Aviation

The wind turbine has the potential to affect aviation interests through either interference with radar or by presenting a physical obstacle to the path of an aircraft. Blackpool Airport has not objected subject to the applicant making arrangements to have the wind turbine position shown on Blackpool Airport's radar map. The applicant has already complied with this request. It is therefore considered that the development is acceptable in relation to risks to aviation.

Protection of ground and surface waters

The Environment Agency has not objected subject to a condition to require that a pre-development site investigation be undertaken and that there be containment of excavated contaminated materials, with precautions to prevent migration of potentially contaminated run-off to surface waters & drains. Subject to such conditions, it is considered that the development is acceptable in relation to the protection of ground and surface waters.

Other safety impacts

Other safety impacts are related to structural or mechanical failure of the turbine resulting in falling onto a public highway or ice being dislodged from the blades. The LCC Assistant Director is satisfied that the distance between the turbine and any highway is sufficient to ensure there would not be any safety problems.

Conclusions

The proposed wind turbine would produce electricity to allow an existing WWTW to reduce its reliance on electricity produced from fossil fuels. The development would therefore contribute towards meeting the UK's renewable energy targets and would comply with the policy in the NPPF relating to the contribution of renewable energy projects. Due to its height, the turbine would have some visual impacts, particularly at locations at the nearest residential properties and surrounding roads. The visual impacts of the turbine have to be weighed and balanced against other impacts and benefits of the development. In this case the visual impacts are considered to be outweighed by the presumption in favour of renewable energy development contained in the NPPF. The other impacts of the development in terms of surrounding land uses, the impacts on ecology, the effect of electromagnetic disturbance on telecommunications, shadow/light flicker, noise, traffic impacts, aviation and ground and surface waters are considered to be minor and can be addressed or mitigated to acceptable levels by planning conditions. Subject to such

conditions, the proposal accords with the NPPF and Policies SP14 and CIS1 of the Wyre Borough Local Plan and Policies 1, 2 and 3 of the Wyre Borough Fleetwood / Thornton Area Action Plan.

In view of the scale, location and nature of the proposed development it is considered no Convention Rights as set out in the Human Rights Act 1998 would be affected.

Recommendation

That subject to the applicant first entering into a section 106 agreement relating to investigation and mitigation of any TV reception interference, planning permission be **granted** subject to the following planning conditions:-

Time Limits

1. The development shall commence not later than 3 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 documents:
 - a) The Planning Application received by the County Planning Authority on 23 December 2013.
 - b) Submitted Plans and documents received by the County Planning Authority on 23 December 2013:
 - Drawing No. 7440C-04-N-O13 Rev. A - Figure 1.1 Site Location Plan
 - Drawing No. JU071-01-01 Rev A - Figure 1.2 Proposed Site Layout Showing Swept Path
 - Drawing No. JU071-01-02 Rev A - Figure 1.3 Proposed Development Layout
 - Drawing No. 7440C-04-N-O14 Rev. A - Figure 1.4 Typical Wind Turbine 50m Hub Height/ 56m Rotor Diameter Site
 - Drawing No. JU071-00-01 - Figure 1.5 Typical Road Cross Section (Stone/Tarmac)
 - Drawing No. JU071-00-02 - Figure 1.6 Typical Road Cross Section (Tarmac)

Drawing No. JU071-00-10 - Figure 1.7 Indicative Control Kiosk
Enclosure Details

Drawing No. 7440C-04-N-O21 - Figure 1.8 Constraints Plan

c) All schemes and programmes 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 conform with Policies SP14 and CIS1 of the Wyre Borough Local Plan and Policies 1, 2 and 3 of the Wyre Borough Fleetwood / Thornton Area Action Plan.

Building Materials

3. No development shall take place until details of the finish and colour of the wind turbine and control kiosk have been submitted to and approved in writing by the County Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To protect the visual amenities of the area and to conform with Policy SP14 of the Wyre Borough Local Plan and Policy 1 of the Wyre Borough Fleetwood / Thornton Area Action Plan.

Highway Matters

4. No part of the development hereby approved, including site preparation works and the delivery of the crane and turbine components, shall commence until a Traffic Management Plan has been submitted to and approved in writing by the County Planning Authority.

The Plan should include operational arrangements for the management of heavy goods vehicles and abnormal loads to and from the site, together with details of the temporary works required to the existing highway infrastructure to accommodate deliveries to the site and their removal on completion. The plan shall be implemented and adhered to during the construction of the development.

Reason: To maintain the operation of the through routes in the area during construction and to ensure the safety of other highway users and to accord with Policy SP14 of the Wyre Borough Local Plan.

5. Measures shall be taken at all times during the construction of the development to ensure that no mud, dust or other deleterious material from the site is deposited by vehicle wheels upon the public highway.

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 SP14 of the Wyre Borough Local Plan.

Landscaping

6. No development shall take place until a scheme and programme for the landscaping of the site has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall include details of:

a) details of the tree and shrub planting including numbers, types and sizes of species to be planted, location and layout of planting areas, protection measures and methods of planting including proposals to replace any existing tree and shrub planting damaged during the construction of the turbine.

b) details for the seeding of the areas of land around the base of the turbine that have been disturbed during its construction including mixes to be used and rates of application.

c) details for the management of any landscaping areas including maintenance of tree and shrub planting and grazing or mowing of grassland areas.

The approved landscaping works shall be undertaken in the first planting season following the construction of the development and shall thereafter be maintained for a period of five years including weed control, replacement of dead and dying trees and maintenance of protection measures.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy SP14 of the Wyre Borough Local Plan.

Safeguarding of Watercourses and Drainage

7. No development shall commence until a scheme and programme of measures for dealing with ground contamination has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall include provision for the following:-

a) pre development investigations to evaluate the likelihood of contaminated land being intercepted in the construction of the turbine foundations

b) proposals for dealing with any contaminated land or ground water that may be encountered in the construction of the turbine foundations.

The measures included in the approved scheme and programme shall be implemented at all times during the construction of the development.

Reason: In the interests of ground and water pollution and the local environment and to conform with Policy 1 of the Wyre Borough Fleetwood / Thornton Area Action Plan.

Control of Noise

8. All plant, equipment and machinery used in connection with the operation and maintenance of the site shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in accordance with that specification at all times throughout the development.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy SP14 of the Wyre Borough Local Plan.

9. The noise from the wind turbine shall not exceed 5db(A) above background noise levels at any wind speed and at any time of the day or night when measured from any of the following locations at a point closest to the turbine:

- a) Windward Avenue
- b) Larkholme Avenue
- c) Broadwater Avenue
- d) Radcliffe Road
- e) Broadwater Caravan Park

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy SP14 of the Wyre Borough Local Plan.

Dust

10. Measures shall be taken at all times during the construction phase of the development to minimise the generation of dust and prevent its migration off site.

Reason: In the interests of local amenity and to conform with Policy SP14 of the Wyre Borough Local Plan.

Notes

The components of the wind turbine and crane used for constructing the turbine may constitute an abnormal load and authorisation from the County Council may need to be acquired. The developer should therefore contact the County Council's Abnormal Loads Officer to make the necessary arrangements.

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

Paper	Date	Contact/Directorate/Ext
02/13/0915	23/12/2013	Rob Jones/Environment/34128

Reason for Inclusion in Part II, if appropriate – N/A