

Development Control Committee
Meeting to be held on 19 October 2016

Electoral Division affected:
Thornton Cleveleys North

Wyre Borough: Application Number LCC/2016/0051
Amendments to existing air extraction and filtration system consisting of a 25 metre high steel vent stack to replace the existing 16.6 metre high stack, three dust collectors, three system fans, cyclones, steel ducting and relocated shipping container housing a carbon filter unit. Unit 8, Burn Hall Industrial Estate, Venture Road, Thornton.

Contact for further information:
Rob Jones, 01772 534128
DevCon@lancashire.gov.uk

Executive Summary

Application - Amendments to existing air extraction and filtration system consisting of a 25 metre high steel vent stack to replace the existing 16.6 metre high stack, three dust collectors, three system fans, cyclones, steel ducting and relocated shipping container housing a carbon filter unit. Unit 8, Burn Hall Industrial Estate, Venture Road, Thornton.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, colour of air extraction system, control of noise and protection of nesting barn owls.

Applicant's Proposal

Planning permission is sought for a number of amendments to the existing air extraction system on the south and east external elevations of the existing waste transfer building; a 25 metre high steel vent stack to replace the existing 16.6 metre high stack, three dust collectors, three system fans, cyclones, steel ducting and relocated shipping container housing a carbon filter unit.

The vent stack would be 25m high with a diameter of 1.8m and constructed from stainless steel. Two of the dust collectors would measure 4.4m long x 2m wide x 4.4m high with the other measuring 7.2m long x 2.8m wide x 7.4m high. The system fans would measure 2.2m long x 1.2m wide x 3.8m high. The cyclones would measure 4.4m long x 2m wide x 10m high. The relocated steel shipping container housing the carbon filter unit measures 12.2m long x 2.4m wide x 2.5m high and is coloured blue with 1.0m high galvanised railings around the top edges.

Additional steel ducting/ pipework with a diameter of 0.8m would be attached to the sides of the waste transfer building to connect the dust collectors, system fans, cyclones, carbon filter unit and the vent stack.

Description and Location of Site

The site is an existing waste transfer / processing site located on the north side of Burn Hall Industrial Estate, 1.3km to the south-east of Fleetwood. The site measures 1.21 ha. Access to the industrial estate is from the B5268 Fleetwood Road and then to the site via Venture Road within the industrial estate. Enterprise Way within the industrial estate is located along part of the western boundary.

The site entrance is on the west side of the site. A weighbridge and demountable units are near the site entrance with the waste transfer building located along the southern boundary and south-east sides of the site. On the north side of the building are two entrance doors.

The existing air extraction and filtration system consisting of a vent stack, pre-filter unit, a shipping container housing a carbon filter unit, and a single storey building containing the air filtration fan assembly, are attached to the east elevation of the waste transfer building with steel ducting/ pipework located along the east and south elevations of the waste transfer building.

The 25m high vent stack, one dust collector (the biggest), one system fan, the cyclones and the shipping container housing a carbon filter unit would be located along the east elevation of the waste transfer building. The two smaller dust collectors and two system fans would be located along the south elevation of the waste transfer building.

The Cala Gran Caravan Park is located 20 metres to the north of the site boundary and 47 metres from the waste transfer building. The north-east boundary of the site borders the 'Burglars Alley Field' BHS which is a flat and open field to the north. The Thornton Waste Technology Park is on the east side of the site. Northern Express Glass, a manufacturer of glass for windows and doors, and Wyre Tyres, a vehicle repair garage, are located adjacent to the southern boundary. Shakespeare Monofilaments, a manufacturer of man-made fibres, is to the southwest on the west side of Enterprise Way. Land between Fleetwood Road and the north-west side of the site is cleared and derelict. The closest residential properties are situated on Springfield Terrace fronting Fleetwood Road approximately 45 metres to the north-west of the site boundary, and 190 metres from the waste transfer building. The whole of the site falls within Flood Risk Zone 3, except for a small area by the eastern boundary that is within Flood Risk Zone 2.

Background

History

Planning permission (ref.02/11/0184) for a change of use from general industrial to a waste transfer station for commercial waste including the demolition and modification of existing buildings, the erection of a waste transfer building, materials recovery

facility plant, perimeter fencing, landscaping and hardsurfacing, was granted on 28 October 2011. This permission was subject to a Section 106 Agreement relating to vehicle routing.

Planning permission (ref. 02/11/0876) for the erection of a building to enclose the material recovery plant previously approved in permission 02/11/0184, was granted on 24 October 2012. This permission was subject to a Section 106 Agreement relating to vehicle routing.

Planning permission (ref. 02/11/0877) for the variation of conditions 2b, 3, 5, 12, 13 and 27 of planning permission 02/11/0184 to increase the dimensions of the waste transfer building from 40m by 30m to 50m by 31m and decrease its height from 16.3m to 12.9m, was granted on 24 October 2012. This permission was subject to a Section 106 Agreement relating to vehicle routing.

Retrospective planning application (ref. LCC/2014/0144) for the variation of conditions 3 and 9 of planning permission 02/11/0876 to extend the hours of waste transfer and recycling operations and the delivery and removal of waste and processed materials, and to allow the doors of the waste transfer building to be open only for the ingress and egress of vehicles requiring access to the building while plant is operating, was approved at the Development Control Committee on 20 May 2015 subject to the applicant first entering into a legal agreement relating to vehicle routing.

Retrospective planning application (ref. LCC/2014/0145) for the variation of conditions 4, 12 and 17 of planning permission 02/11/0877 to extend the hours of waste transfer and recycling operations and the delivery and removal of waste and processed materials, to allow the waste imported to the site for processing to have low levels of food contamination, and to allow the doors of the waste transfer building to be open only for the ingress and egress of vehicles requiring access to the building while plant is operating, was approved at the Development Control Committee on 20 May 2015 subject to the applicant first entering into a legal agreement relating to vehicle routing.

Retrospective planning application (ref. LCC/2014/0146) for the retention of an air filtration system consisting of a pre-filter unit, a shipping container to house a carbon filter unit, single storey extension to contain the air filtration fan assembly, steel ducting and 16.6 metre high steel vent stack on the east and south elevations of the waste transfer buildings and various other ancillary development was granted on 20 May 2015.

Planning permission (ref. LCC/2015/0071) for a single storey extension, erection of 3m high acoustic fencing and raising existing 2.5m high acoustic fencing to 3m, was granted on 09 December 2015.

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 11 – 14, 17 - 19, 56 – 66, 103, 104, 118, 122, 123 and 124 are relevant with regard to the presumption in favour of sustainable development, core planning principles, building a strong competitive economy, the requirement for good design, flood risk, biodiversity, permitting regimes operated by pollution control authorities, noise and odour.

National Planning Policy for Waste

Section 7 is relevant in relation to the determination of planning applications.

National Planning Practice Guidance

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

Policy NPPF 1 Presumption in favour of sustainable development
Policy DM2 Development Management

Wyre Borough Local Plan

Policy SP14 Standards of Design and Amenity
Policy ENV6 Species Protection Policy
Policy ENV13 Development and Flood Risk
Policy EMP8 Existing Industrial Areas

Wyre Borough Council Fleetwood - Thornton Area Action Plan (AAP)

Policy 1 Environmental Quality and Protection
Policy 3 Industry and Business

Consultations

Wyre Borough Council – Object for the following reasons:

- Inadequate information has been submitted to adequately assess and mitigate the noise impacts of the development on neighbouring amenity. This would be contrary to the NPPF and Policy SP14 of the Wyre Borough Local Plan.
- Inadequate information has been submitted to assess the air quality impacts of the development. This would be contrary to the NPPF that requires cumulative air quality impacts to be considered.
- The submitted Flood Risk Assessment is inadequate as it does not recognise and take into account that the site is in Flood Risk Zone 2/3. This would be contrary to the NPPF that requires a site-specific flood risk assessment to demonstrate that the development is appropriately flood resilient and resistant.

Fleetwood Town Council - No observations received.

Environment Agency – No objection. The additional air quality information has been reviewed by our air quality modelling and assessment team, who have confirmed that the modelling data sufficiently demonstrates dilution and dispersion of air from

the building. The EA state that they will review the way the new system will be managed in the revised Odour Management Plan, which is part of the on-going regulation of the site under the Environmental Permit.

LCC Highways Development Control – No objection.

LCC Specialist Advisor (Ecology) – No objection. In relation to barn owls, it is commented that mitigation for loss of barn owl roosting sites was secured under the previous requirements of Condition 30 of permission 02/11/0877. It consisted of two pole mounted barn owl nest boxes along the northern boundary and a barn owl nest box inside the waste transfer building. No ecological information has been submitted in support of this application. As potential impacts on barn owl are therefore unknown, the following further information should be submitted:

- Evidence of barn owl presence/ absence; and
- If barn owl is present at this site, and would be disturbed by the proposals, mitigation/ compensation proposals (to offset the impact) should also be submitted for approval and subsequent implementation.
- The location of all the three barn owl boxes should be provided.

Representations – The application has been advertised by press and site notice and neighbouring properties have been notified by letter. Two objections have been received, one from a local resident and another on behalf of the operators of the Cala Gran Caravan Park, which raise the following issues.

The representation made on behalf of the Cala Gran Holiday Park raises the following issues:-

- The proposed extraction system could potentially represent a significant improvement compared to the existing system in terms of odour emissions from the facility. However without odour abatement technology fitted to the extraction system, it is extremely unlikely that the proposed system will reduce the odour impacts upon nearby sensitive receptors such as Cala Gran Holiday Park. The application proposes the omission of the carbon filtration to all but exceptional circumstances and this is considered to be a critical element of the system. The absence of odour abatement technology means that the odour improvements stated in the planning application will not be realised if carbon filtration is not used to treat all extracted air. This would mean that the amenity of Cala Gran Holiday Park's visitors would continue to be negatively impacted upon. The fact that Air Quality Consultants (a reputable air quality expert) and the EA, are both saying the same thing with regards to the need for a carbon filter system to be incorporated into the system is significant. It is considered that LCC should insist that LWR revise its proposals to include this type of odour abatement technology.
- The robustness of the applicant's odour assessment must be improved so that LCC, the EA and all other interested parties can be satisfied that the proposal will not have a detrimental impact on local amenity.
- The applicant's odour assessment indicates that the abatement material in the filters had not been changed frequently enough for it to be effective
- Air quality consultants for Cala Gran have visited the site on a frequent basis and odours had been detected whenever there was a wind from a southerly of south

easterly direction. This suggests that the applicant's dispersal model is under – representing the true odour impacts.

- The applicant suggests that increasing the rate of air flow through the building will dilute the odour impacts but this is not necessarily the case as it will not reduce the total odour units being emitted from the stack.

The representation from the local resident is concerned about noise and states that the fan to the existing air extraction system already sounds like a washing machine drum continually going round and round. The resident is also concerned about the visual impacts of the taller chimney.

Advice

This site was originally granted planning permission to operate as a waste transfer station for inert construction and industrial waste. However, the site has been developed as a facility for the re processing of waste plastics, paper and textiles recovered from municipal waste into a material that can be used as a kiln fuel for cement manufacture.

The building currently incorporates an air extraction system in order to control dust and odour which received planning permission in May 2015 (permission ref LCC/2014/0146).

The applicant has advised that the current working conditions in the waste transfer and processing building mean that there is often a build-up of heat, dust and odour in the building during peak processing hours, making the working conditions difficult for the workforce. The current air extraction system is designed to address only the issues of dust and odour. The proposed new air extraction system would also address the issue of the build-up of heat to improve the working conditions and future proof the operations for changes in feedstock and potential increases in throughput of some waste streams. The amended air extraction system would enable greater control over the internal conditions of the building. To do this, it is necessary to bring more fresh air into the building than is possible with the current system.

This would be achieved by both undertaking some modifications to the existing extraction system and also installing a new air extraction line. The modifications to the existing system would enable air to be extracted from point sources along the waste processing line and would include ducting to allow the existing carbon filter odour control equipment to be bypassed so that it would be used only during times of particularly high odour. The new extraction line would be used to extract air more generally from the building therefore achieving the faster flows that are required to reduce heat build up. This line would have its own fan, ducting and dust extraction but would have no means of odour control. Extracted air from both lines would be emitted via a taller chimney stack in a controlled dilute and disperse method.

The main issues associated with the application are the suitability of the plant, equipment and buildings at the site, the visual impact, noise and odour.

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 Development Plan for the site is made up of the Joint Lancashire Minerals and Waste Core Strategy and Local Plan – Site Allocation and Development Management Policies – Part One (LMWLP), the Wyre Borough Local Plan and the Fleetwood - Thornton Area Action Plan (AAP).

The site benefits from planning permissions for the management of waste. The proposed new air extraction system would be ancillary to that use and is therefore acceptable in principle. However, the impacts of the development have to be assessed.

The amended air extraction and filtration system would consist of a 25 metre high steel vent stack to replace the existing 16.6 metre high stack, three dust collectors, three system fans, cyclones, steel ducting and relocated shipping container housing a carbon filter unit. All the plant and equipment would be on the ground adjacent to the south and east elevations of the waste transfer building, except for the steel ducting/ pipework which would be attached to the side of the building. The main view of the site is from the public footpath adjacent to the northern boundary although the views from this location are screened by existing vegetation and boundary noise attenuation fencing. The vent stack is the only piece of equipment with visual implications as it would protrude 13.4m above the ridge height of the waste transfer building. However, given the location on the east side of the waste transfer building away from sensitive properties and within an industrial estate, the visual impact of the stack is considered to be acceptable. The other items of proposed plant, whilst more complex and of larger scale than the existing air extraction equipment, would be located at ground level or fixed to the east and south facing sides of the waste transfer building where they would not be readily visible from public vantage points.

To ensure that the visual impact of the amended air filtration system would be acceptable, it is recommended that a condition should be imposed requiring that the plant and equipment to have a galvanised stainless steel finish, except for the relocated steel shipping container where the existing colour is acceptable. With such a condition, the visual impacts of the proposal are considered acceptable in terms of Policy SP14 of the Wyre Borough Local Plan and Policy1 of the AAP.

The main issue with this proposal relates to noise and air quality impacts. As per the existing air extraction system, the amended system would be a purpose designed system that maintains the building under negative pressure so that air is drawn into the building thereby reducing the emission of odours from the large doors on the northern side of the building. The air would then be passed through filters to remove dust before being expelled through the higher stack to aid dispersion.

To control odour, the applicant advises that the air from the existing system will be able to be passed through the carbon filter (odour abatement system) contained in the shipping container at times of extraordinary high odour. Air from the new line will have no specific odour abatement. Wyre Borough Council have objected that inadequate information has been submitted to adequately assess the air quality impacts of the development, and representations have been submitted on behalf of Cala Gran Caravan Park questioning the effectiveness of the new plant to address odour impacts. The Environment Agency (EA) also initially objected to the application as no information had been submitted to demonstrate that the proposed development would sufficiently mitigate the impact of odours on local receptors. The EA made the following five specific comments:

- The specification of the new fans and dust extraction units is required to determine if this equipment is suitable.
- The relocated chimney stack will be closer to commercial premises although they have not been considered as a sensitive receptor in the odour report. Further evidence should be given to demonstrate this would not have a detrimental impact on these receptors.
- The odour report submitted has been reviewed based on suitability of the proposal to dilute and disperse. This is not an acceptable method and further appropriate measures are required.
- The proposed discharge of air without any secondary abatement and the bypassing of the current granular activated carbon/carbon filter used to treat malodours air is unacceptable.
- It is mentioned that the granular activated carbon/carbon filter may possibly be used in the event of extraordinary odour events, however it is not stated what the trigger levels would be. This should be included in a revised odour management plan.

The applicant subsequently submitted additional air quality information relating to the controlled dilute and disperse method, and the operation of the odour abatement system.

The information advises that the modelling of the effects of the proposed system has been based upon the new location and height of the stack and takes into account the expected odour levels entering the stack. The dispersion model output shows the expected odour levels at every point around the site, including all of the premises within the Burn Hall Industrial Estate. The calculations and modelling are based on the proposal to increase the number of air changes to 3 per hour without odour abatement and show that all receptors around the site are expected to receive a lower odour concentration using this new system (without odour abatement) compared to the current system at 1 air exchange per hour in combination with a carbon filter. The information advises that the new system without odour abatement therefore provides an improvement in odour management than the previous system (with carbon filter) in all areas. This conclusion was reached by employing the dispersion modelling methods described in the EA's guidance document (H4), specifically Appendix 3 – "Modelling odour exposure" and the thresholds modelled are substantially below the levels described in the "Benchmark levels". However, the carbon filter will still be used in periods of extraordinary odour, the use of which is to

be managed in practical terms by the Odour Management Plan (OMP) for the site. According to the EA's guidance document, abatement should therefore not be required until the odour concentration increases by a specified factor when compared to normal operations based on the modelled output. In the event of extremely high levels or offensive odour being generated, the methods described in the OMP shall be employed to mitigate against any potential nuisance. This would include, but is not limited to, using the existing carbon filter which remains in situ but would normally be bypassed.

In response to the submitted additional air quality information, the EA have confirmed that their main concerns have now been sufficiently addressed, as the modelling data sufficiently demonstrates that the dilution and dispersion of air from the building via the increased stack height will be effective. The EA have also confirmed they will review the way the new system will be managed, including the trigger controls for the use of the carbon filter, and that such controls will be incorporated into the revised Odour Management Plan, which is part of the on-going regulation of the site under the Environmental Permit.

Paragraph 122 of the NPPF requires that planning authorities should not seek to control processes or emissions where these are subject to approval under separate pollution control regimes and that LPA's should assume that these regimes will operate effectively. In this case, the detailed control of odour emanating from the air filtration/extraction system is something that the EA would deal with through their regulatory permitting regime via an Odour Management Plan for the site. If there were to be an unacceptable odour, then the EA would have the power to take the necessary enforcement action to remedy the problem. It should be emphasised that the odour filtration system at this site remains a feature of the proposed place and would be available to treat the air extracted from around the waste processing plant should it be required. Therefore, whilst it is accepted that there have been odour issues at this site, it is considered that the proposed air extraction system is acceptable in principle and that the detailed management or air quality impacts can be addressed through the EA's regulatory regime. The new position of the stack would only be approximately 10 metres closer to the southern boundary of the site than existing and therefore it is not considered its relocation would have any unacceptable implications for the adjacent industrial users given the nature of their businesses and the higher stack height which should aid dispersal.

Planning permission has already been granted for an air extraction system at this site and the system now proposed should, subject to the detailed control and design being dealt with as part of the EA permit, provide for the improved control and dispersal of dust and odours compared to the existing system. Given this situation, the proposal is considered acceptable in principle.

In relation to noise issues, the fans and other equipment would be located on the east and south facing facades of the building facing away from the nearest houses on Springfield Terrace and the caravan park. Wyre Borough Council have objected that inadequate information has been submitted to adequately assess and mitigate the noise impacts of the development on neighbouring amenity. In addition, representations have been received raising concerns about the noise levels that are generated by the system. The applicant has submitted an Acoustic Assessment

which advises that the dominant source of noise on the site would be from the three extraction fans. The background night time noise levels when measured at a point on the boundary of Cala Gran Caravan Park directly to the north of the fans was 37-38dB(A). Daytime background noise levels will be higher. The projected noise levels contained in the document are around 10dB lower than the night time background noise levels, and hence would be around 27-28dB(A). This figure is based upon the extraction fans all operating at full power at the same time.

BS4142:2014 'Method for rating industrial noise affecting mixed residential and industrial areas' is a standard used to assess noise of an industrial nature, together with procedures for assessing whether the noise in question is likely to give rise to complaints from residential properties in the vicinity. The standard compares the noise from the proposed development with the background noise of the area. According to BS4142, a noise level of 10dB(A) below the background noise indicates that complaints are unlikely to be received.

Based on the projected noise levels contained in the Acoustic Assessment, the levels of noise created by the improved air filtration/extraction system would therefore be acceptable to surrounding land uses. However, the noise level of 27-28dB at the site boundary is only a prediction. It is therefore recommended that a condition should be imposed to require that, within one month of the date of the completion of the fitting of the amended extraction system, a further noise survey should be carried out to demonstrate the actual noise level of the equipment with a requirement to undertake further attenuation works should they be necessary. Such a condition was attached to the planning permission for the existing air extraction system and was considered to be an acceptable way to proceed when that application was determined.

Subject to such conditions, it is considered that the proposed air extraction equipment and the noise and air quality impacts are acceptable and conform with Policy DM2 of the LMWLP, Policy SP14 of the Wyre Borough Local Plan and Policy 1 of the Fleetwood /Thornton AAP.

In relation to ecological impacts, the LCC Specialist Advisor (Ecology) has expressed concern as to the impacts that the development may have on barn owls that may be using the two pole mounted barn owl nest boxes located along the northern boundary and the barn owl nest box that is present inside the north-east side of the waste transfer building. However, it must be recognised that this proposal is for an amended air extraction system that would not have a materially greater impact on the barn owl boxes and nest box than the existing system. There may be impacts due to construction noise or from works within the interior of the building and therefore in order to protect any barn owls that may use the nest box within the building, it is considered that a condition should be imposed requiring that no construction works commence in the bird nesting season until it has been confirmed that no nesting birds are present.

It is therefore considered that the development would comply with Policy DM2 of the LMWLP, Policies SP14 and ENV6 of the Wyre Borough Local Plan and Policy 1 of the AAP.

The application site lies within Flood Risk Zone 3. Wyre Borough Council have objected that the submitted Flood Risk Assessment is inadequate as it does not recognise and take into account that the site is in a Flood Risk Zone, and hence would be contrary to the NPPF. Whilst the plant and equipment associated with the amended extraction system would be at ground level, they are small in scale and would not increase the risk of flooding elsewhere and would not materially increase the risk of flooding compared to the existing equipment that is already present. No objection on flood risk grounds has been raised by the Lead Local Flood Authority and therefore it is considered it accords with Policy ENV13 of the Wyre Borough Local Plan and Policy 1 of the AAP.

The Human Rights Act 1998 requires the County Council to take into account the rights of individuals under the European Convention on Human Rights and not to act in a manner incompatible with those rights. Article 8 of the Convention provides that everyone has the right to respect for his private life and home save for interference which is in accordance with the law and necessary in a democratic society Article 1 of Protocol 1 states that an individual's peaceful enjoyment of their property shall not be interfered with except as is necessary, in accordance to the law and as is proportionate.

This application were it to be approved would be unlikely to generate a degree of impact on neighbouring properties which would breach these rights. It is considered that this application could lessen any existing impacts and that any potential impacts could be controlled by condition.

Recommendation

That planning permission be **Granted** subject to the following 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 validated by the County Planning Authority on 28th June 2016, and as amended by the email from the Environment Agency dated 27 September 2016.

b) Submitted Plans and documents validated by the County Planning Authority on 28th June 2016:

Supporting Statement
Flood Risk Assessment

Acoustic Assessment
Odour Assessment
Drawing No. 101 Rev. B - Existing Ground Floor Plan & Sections
Drawing No. 102 Rev. A - Existing Elevations
Drawing No. 103 - Existing Site Plan
Drawing No. 201 Rev. B - Proposed Elevations
Drawing No. 202 Rev. C - Proposed Floor Plan
Drawing No. 203 - Proposed Site Plan

Submitted Plans documents validated by the County Planning Authority on 28th June 2016:

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 NPPF 1 and DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One, Policies SP14, ENV6, ENV13 and EMP8 of the Wyre Borough Local Plan, and Policies 1 and 3 of the Wyre Borough Council Fleetwood - Thornton Area Action Plan.

Building Materials

3. The air extraction/filtration system and associated equipment shall be maintained in a galvanised stainless steel finish, and the steel shipping container maintained in the existing blue colour finish, throughout the duration of the development.

Reason: To protect the visual amenities of the area and to conform with Policy DM2 of the Joint Lancashire Minerals and Waste Local Plan - Site Allocation and Development Management Policies - Part One, Policy SP14 of the Wyre Borough Local Plan and Policy 1 of the Wyre Borough Council Fleetwood - Thornton Area Action Plan.

Control of Noise

4. Within one month of the completion of the amended air extraction system, a further noise survey shall be undertaken to assess the noise impacts of the operation of the development. The survey shall be undertaken in accordance with the methodology in BS4142:2014 and shall record the noise levels from the site when measured during the night time period (22.00 - 07.00 hrs) at Springfield Terrace and Cala Gran Caravan Park at a point nearest to the noise source.

The results of the survey shall be submitted to the County Planning Authority for approval in writing within two weeks of the date of the survey. If the survey shows that the rating level of the noise emitted from the site exceeds the existing background noise level by more than 5dB(A)(1hour), the survey shall

include a further schedule of works to ensure that noise from the development does not exceed the measured background level by more than 5dB(A) (1 hour) together with a timetable for their implementation.

Reason: 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 - Site Allocation and Development Management Policies - Part One, Policy SP14 of the Wyre Borough Local Plan and Policy 1 of the Wyre Borough Council Fleetwood - Thornton Area Action Plan.

Ecology - Protected species

5. No construction works for the erection of the air extraction system shall take place within the bird-nesting season between 1st March and 31st July unless the existing barn owl nesting box in the northern elevation of the building has been previously checked and found clear of nesting birds in accordance with Natural England's guidance. If any such nesting birds are found, the area shall be subject to an exclusion zone and no works shall take place within that zone until all breeding birds and attendant young have left the nest.

Reason : In the interests of ecology and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Notes

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

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

Paper	Date	Contact/Directorate/Ext
LCC/2016/0051	28 June 2016	Rob Jones/Environment/534128

Reason for Inclusion in Part II, if appropriate

N/A