

**Development Control Committee**  
Meeting to be held on 19 June 2019

Electoral Division affected:  
Heysham

**Lancaster City: application number LCC/2019/0021 – Proposed Site Visit**  
The development of an energy recovery facility comprising: the erection and operation of an energy from waste building including offices, workshop and visitor/education facilities; air cooled condensers; internal access roads; car, cycle and coach parking; perimeter fencing; electricity sub-stations; weighbridges; weighbridge office; contractors office; water and diesel tanks; lighting; heat offtake pipe; hardstandings; earthworks; landscaping and other ancillary infrastructure on land at Imperial Road, Heysham

Contact for further information:  
Robert Hope, 01772 534159  
[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

**Executive Summary**

Application – The development of an energy recovery facility comprising: the erection and operation of an energy from waste building including offices, workshop and visitor/education facilities; air cooled condensers; internal access roads; car, cycle and coach parking; perimeter fencing; electricity sub-stations; weighbridges; weighbridge office; contractors office; water and diesel tanks; lighting; heat offtake pipe; hardstandings; earthworks; landscaping and other ancillary infrastructure on land at Imperial Road, Heysham.

The proposed development is subject to environmental impact assessment (EIA) and the application is accompanied by an Environmental Statement.

**Recommendation – Summary**

That the Development Control Committee visits the site before determining the application.

**Applicant's Proposal**

Planning permission is sought for the development of an energy recovery facility comprising: the erection and operation of an energy from waste building including offices, workshop and visitor/education facilities; air cooled condensers; internal access roads; car, cycle and coach parking; perimeter fencing; electricity sub-stations; weighbridges; weighbridge office; contractors office; water and diesel tanks; lighting; heat offtake pipe; hardstandings; earthworks; landscaping and other ancillary infrastructure.

The main building would be 140m in length and between 55m and 100m wide. The highest section of building would be 49m above ground level. There would be two stacks (chimneys), each with a 2.5m diameter and reaching 90m above ground level. The plant would generate electricity by way of a steam turbine driven through the combustion of up to 300,000 tonnes per annum of non-hazardous residual waste. The proposed development would also provide for the construction of a heat off-take connection along Imperial Road to allow for the opportunity to export heat off-site.

The plant would process waste and generate electricity and/or heat on a 24-hour basis. Waste would be imported to the site primarily between the hours of 0700 and 1900 seven days a week including Bank Holidays, except Christmas Day, Boxing Day and New Year's Day.

### **Description and Location of Site**

The site covers an area of approximately 4 hectares of land off Imperial Way. Heysham is located approximately 1km to the north-west with a range of industry and properties in between. Middleton village is located some 300m to the south. The Middleton Waste Transfer Station is adjacent to the site at the south along with a sewage pumping station.

The site has a long planning history and was developed during World War II as a factory for the production of aviation fuel and ammonium nitrate for use in explosives. The use of the site as a chemical works continued until 1986, mainly for the production of fertilisers. No buildings or structures remain. At present the majority of the site is covered with rough grassland and scrub and a small area of woodland is located at the south western corner. Middleton Marsh and Middleton Former Refinery Site Biological Heritage Sites are located to the west of the application site.

Heysham Moss Site of Special Scientific Interest is located approximately 1km to the north of the application site.

### **Advice**

The application is for a major waste management development with a large building and stacks. It is considered that a site visit would provide the Committee with a clearer understanding of the development proposal, any issues raised, and the relationship of the site to the surrounding area before determining the application.

### **Recommendation**

That the Committee visit the site before determining the planning application

### **Local Government (Access to Information) Act 1985 List of Background papers**

None

### **Reason for inclusion in Part II, if appropriate**

N/A