

Development Control Committee

Meeting to be held on 24 July 2019

Electoral Division affected: Preston East
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Preston City: application number LCC/2019/0029

Energy recovery facility fuelled by residual non-hazardous household, commercial and industrial waste and refuse derived fuel, and incorporating an energy recovery facility main building, air cooled condensers, weighbridges and gatehouse, site roads, landscaping including bunds, car parking, surface water swale and wetland, electricity sub-station building and switchyard, pump house, fire water storage tanks, other ancillary plant and equipment, fencing and site security, realignment of existing roadway and drainage ditch through the site, underground power cable network and a temporary construction compound. Land at Red Scar Industrial Estate, Longridge Road, Preston.

Site visit

Contact for further information:

Rob Jones, 01772 534128

DevCon@lancashire.gov.uk

Executive Summary

Application - Energy recovery facility fuelled by residual non-hazardous household, commercial and industrial waste and refuse derived fuel, and incorporating an energy recovery facility main building, air cooled condensers, weighbridges and gatehouse, site roads, landscaping including bunds, car parking, surface water swale and wetland, electricity sub-station building and switchyard, pump house, fire water storage tanks, other ancillary plant and equipment, fencing and site security, realignment of existing roadway and drainage ditch through the site, underground power cable network and temporary construction compound. Land at Red Scar Industrial Estate, Longridge Road, Preston.

The application is accompanied by an Environmental Statement.

Recommendation – Summary

That the Development Control Committee visits the application site and the applicant's reference site before determining the application.

Applicant's Proposal

Planning permission is sought for the development of an energy recovery facility which would generate up to 47 Megawatts of electricity from the combustion of up to 395,000 tonnes of residual non-hazardous household, commercial and industrial waste, and refuse derived fuel.

The heat from the combustion of the waste and refuse derived fuel would produce steam by the heating of water in a boiler that would then power a turbine to produce electricity. The electricity (and potentially heat) generated would be distributed via the electricity grid or direct connection, to businesses and other users nearby.

The energy recovery facility would consist of a main building plus ancillary structures and infrastructure around the site and would include the following components:

Energy from waste plant

- Waste reception hall
- Waste storage bunker
- Boiler hall
- Flue gas treatment facility
- Turbine (electricity generator) hall with associated turbine coolers
- Twin 85 metre high and up to 3 metre wide emissions stacks/ chimneys
- Ash storage building
- Control room

Other key components

- Offices and meeting rooms
- Workshops and maintenance areas
- Visitor centre
- Reception area
- Staff welfare and changing facilities

The ancillary structures and infrastructure around the site would include:

- Air cooled condenser building
- Weighbridges and associated gatehouse
- Internal site access roads and yard/ hardstanding areas
- Landscaping including bunds
- A 46 space staff and visitor car park plus 4 disabled and 2 van parking spaces, and a bicycle shelter
- Re-alignment of existing industrial estate spine road and surface water drainage ditch through the site
- Surface water swale and attenuation wetland
- Electricity sub-station building and switchyard
- Fire water storage tanks and pump house
- Water treatment facilities
- Fuel oil tank
- 2.2 metre high perimeter palisade fencing
- Other ancillary plant and equipment

There would also be an underground power cable network for export of electricity generated at the site, and the provision of a temporary construction compound.

The main energy from waste plant building would measure 174 metres long and vary between 70 metres and 121 metres wide with a height of between 17.1 metres and

37.1 metres high with two 85 metre high and up to 3 metre wide emissions stacks/ chimneys. The ash storage building would be 10 metres high, the workshop would be 10.1 metres high, and the administration/ visitor centre building 23.2 metres high.

The air cooled condenser building would measure 48 metres long by 29 metres wide. The floor of this building would be raised off the ground on 10 metre high stanchions.

The plant would generate electricity and/or heat on a 24-hour basis throughout the year except for when the plant would be shut down for maintenance. Typically, such plants produce electricity over 90% of the time.

Waste would be imported to the site between the hours of 0700 and 1900, Mondays to Fridays, and between 0700 to 1300, Saturdays, with no waste imported on Sundays or public holidays.

Of the 47 megawatts of electricity that the energy recovery facility could potentially generate, the plant itself is likely to use around 5 megawatts of electricity with the remainder to be made available for export from the site for use elsewhere.

All of the proposed feedstock would be residual waste; this is the waste from households and businesses that remains after recyclable materials have been removed.

Description and Location of Site

The application site is on the south side of the Red Scar Industrial Estate located approximately 3.6km north-east of Preston City Centre. The industrial estate is accessed off the B6243 Longridge Road.

The application site has a total area of 9.27 hectares (23 acres) which includes the land needed for electricity cables for both a connection to the electricity grid and for a private wire electricity supply, a temporary construction compound with an area of 1 hectare and the access roads connecting to the B6243 Longridge Road to the north.

The application site is flat with a spine road and drainage ditch that were built to implement a planning permission for a southerly extension of the Red Scar Industrial Estate. The spine road terminates some 160 metres to the south west of the application site but would be realigned around the application site to provide space for the development. The remainder of the application site is rough vegetation and scrub with areas of surface water ponding and marshy ground along the eastern and southern margins. The industrial estate's palisade boundary fencing on its eastern and southern boundaries also form the same boundaries of the application site. Several units within the industrial estate would border the north and west boundaries of the application site.

The energy recovery facility and other buildings and car park would be located in the north side of the application site adjacent to existing units within the industrial estate.

Part of the application site is designated as a Biological Heritage Site (Pope Lane Ponds). However, this area is also subject to a planning permission for the southerly extension of the industrial estate. This permission included provision for the creation

of replacement habitats to compensate for the impacts on the Biological Heritage Site. A mature hedgerow marks the boundary of the BHS with the land to the south that is the Pope Land Field Open Space Local Nature Reserve, and that contains a public right of way, a number of general paths and a section of the Guild Wheel.

Preston Crematorium is approximately 320 metres to the north-east of the application site, being separated by an area of woodland. Roman Way Industrial Estate and Rough Hey Road Industrial Estates are beyond the crematorium.

To the east and south of the application site, the uses are primarily open space, the River Ribble, farmland and some scattered settlements. The River Ribble is 170 metres east of the site but at a considerably lower level and is designated as a Biological Heritage Site. The northern and western sides of the river comprise a wooded hillside which is a Site of Special Scientific Interest (Red Scar and Tun Brook Woods) that is located between 60 and 260 metres to the east and south, of the application site. To the south of the river is Brockholes Quarry Biological Heritage Site which is 380 metres to the south of the application site while the Brockholes Wood Biological Heritage Site is located 550 metres to the south-west of the application site and on the west side of the M6 motorway.

The M6 motorway is 330 metres to the west of the application site. The nearest residential properties are located on the western side of the M6 motorway around 460 metres to the west of the site.

The settlements of Grimsargh and Longridge are located approximately 1.7km and 4.5km to the north-east of the application site.

Advice

The application is for a major waste management development. Since the application was advertised, a large number of representations have been received from local residents. Given the scale and likely impacts of the development together with the level of local interest, it is considered that members of the Committee should visit the site before determining the application.

The applicant has also offered the Committee an opportunity to visit another operational Energy Recovery Facility/ Energy from Waste Plant similar to that proposed at Redscar. It is considered that such a visit would assist Members in their determination of this planning application.

Recommendation

That the Committee visit the application site and the applicant's reference 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