

Lancashire County Council

Development Control Committee

Wednesday, 15th July, 2020 at 10.30 am in Virtual meeting

Supplementary Agenda

We are now able to enclose, for consideration at the next meeting of the Development Control Committee on Wednesday, 15th July, 2020, the following information which was unavailable when the agenda was despatched.

Part I (Open to Press and Public)

No. Item

4. Update Sheet

(Pages 1 - 6)

Officers to present an update in relation to matters under consideration on the Agenda. The additional information will be considered as part of the related agenda report.

L Sales
Director of Corporate Services

County Hall
Preston

Agenda Item 4

Development Control Committee 15th July 2020

Update Sheet

Item 5 Application LCC/2019/006 – Elswick Generating Station

Consultations

LCC Highways:- No objection provided that a comprehensive Traffic Management Plan is secured by condition and that all mitigation measures identified are delivered in line with any necessary trigger points. Highways note that the site access is along Roseacre Road where the highway authority opposed a hydrocarbon development and where the grounds for objection were supported by the Secretary of State. However, Highways state that it is important to recognise the difference between the two proposals in terms of the number of traffic movements. Highways note that the numbers of HGVs associated with well maintenance and installation of the new generator are low and that the site restoration will have to take place anyway. Highways consider that the additional movements from this proposal can be suitably managed through a Traffic Management Plan, the details of which were developed during the Roseacre Wood application / appeal. Highways are satisfied that a TMP can be produced, agreed and delivered for this proposal and with this would not be able to sustain an objection on highway safety grounds given the scale of impact.

Highways request conditions relating to construction method statement, a Traffic Management Plan and a highway condition survey and monitoring plan.

Representations

Two additional representations have been received since the report was drafted:-

A representation has been received from a resident on Roseacre Road raising the following points. The representation and attached photographs has been circulated to members but it is summarised as follows:

- It is untrue to say that no complaints were ever lodged about the site – the resident states that she has complained about noise and use of the access track
- The sections of road that would be affected by this development have been assessed as being unsafe by two public inquiries and the Secretary of State. Granting approval will increase risk to vulnerable road users and residents along Roseacre Road.
- Attention is drawn to the use of Roseacre Road by school children, local residents, local sports clubs, the condition of the highway surface and the constraints of the road

A representation has also been received from Cuadrilla, who are the applicants and site operators and make the following points:-

- The works required to the well are modest and no hydraulic fracturing will be undertaken
- The proposal accords with national and local planning policies

- The Oil and Gas Authority has recently reported that the production of gas from the UK creates less than half the pre combustion greenhouse emissions compared to imported Liquefied Natural Gas therefore reinforcing the benefits of UK gas production
- The development would generate a small but welcome economic benefit at the current time.
- The development would generate a very limited number of HGV movements. Most of these would be during the works to plug and abandon the well and during site restoration – the site is already existing so these works have to take place irrespective of the current application.
- Cuadrilla agree that any new permission should be subject to a condition requiring a traffic management plan prior to the abandonment and restoration works commencing.

Advice: In relation to the comments from LCC Highways, the observations should be noted. Condition 11 (relating to the TMP) can be modified as set out below and can include reference to a highway condition monitoring survey. In relation to the construction management plan, it is considered that some of the issues referred to are already covered by other conditions, some are not relevant to the development proposed and some are subject to control by other regulators and therefore it is considered that this condition should not be imposed.

The views of the local resident and the applicant should be noted. It is considered that the issues raised are covered by the report.

Conditions:-

5. Modify condition 5 to read as follows:-

The external elevations of the new generator unit shall be coloured green (RAL colour code 6002) and thereafter retained in that colour for the duration of the development. The requirements of this condition shall not apply to the exhaust stack of the generation unit.

11 . Modify condition 11 to read as follows:-

Prior to the commencement of the wireline works, a Traffic Management Plan shall be submitted to the County Planning Authority for approval in writing. The Traffic Management Plan shall contain details of the following:-

- a) The numbers of HGV movements from the site during peak hour periods
- b) Provision for recording the numbers of HGVs arriving at and leaving the site during the wireline, construction, plugging and abandonment and site restoration phases with records of HGV movements to be provided to the County Planning Authority. The routing strategy shall reduce the need for HGVs to pass on Roseacre Road.
- c) Details for the implementation of a vehicle routing strategy, including the measures taken to inform drivers of the approved strategy and signage
- d) Identification of simple passing place provision within the public highway

- e) Provision for a highway condition survey along Roseacre Road prior to the commencement of development and following the completion of restoration.

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Update Sheet Addendum

Late representation from Treales, Roseacre and Wharles Parish Council

The representation can be summarised as follows:-

The Parish Council request refusal of the application as the development would involve the severely unsafe use of country lanes by HGVs. The use of these roads has been previously found to be unsafe by LCC, two Planning Inspectors and the Secretary of State.

The failure to provide safe and suitable access conflicts with paragraphs 108 and 109 of the NPPF and policy DM2 of the Lancashire Minerals and Waste Local Plan.

The proposed use of a condition to require a traffic management plan is not acceptable. When Cuadrilla are able to propose a safe and suitable access that addresses the severe safety issues identified at the previous appeals, they should submit a new application for assessment.

