

Agenda Item	A5
Application Number	22/01317/FUL
Proposal	Erection of 100MW energy storage facility including 50 energy storage battery units within steel shipping containers, and ancillary development including substation, transformers, transformer compound, underground cabling, inverters, switchgear, control/switch room, office/site store building, creation of hardstanding, erection of 3m security fencing, access gates, seven 3m CCTV masts and associated balancing pond, landscaping, access track and parking and the change of use of existing farm house and farm building to ancillary offices
Application site	Hillside Farm Lancaster Road Heaton With Oxcliffe Morecambe
Applicant	Ms Donna Cooper
Agent	Mr Daniel Grierson
Case Officer	Mrs Petra Williams
Departure	Yes
Summary of Recommendation	Approval, subject to conditions

(i) **Procedural Matters**

None.

1.0 Application Site and Setting

1.1 The application site is located 3.6km to the east of Heysham Power Station just to the south of the A683 (Bay Gateway). The site is made up of a former farm house (which is currently being lived in) and a series of redundant agricultural outbuildings (a total of 7). Approximately 1.2KM to the west is the Walney Offshore Windfarm Extension facility. Access to the site is taken from the A683 via the existing access to Hillside Farm.

1.2 The site and wider area is set within a rolling drumlin landscape. The site is relatively level although there is a shallow fall to the south-east of the existing farmhouse. To the north west of the site lies some existing screening in the form of trees and hedgerows and then the A683 and to the east, south and west lie open agricultural fields. There are hedgerows that run through the western part of the site.

1.3 The site is relatively unconstrained but does fall within the District's Open Countryside and is within a Nature Improvement Area. The site does not lie within a protected landscape or a designated ecological designation although the site is located 600m to the west of the river Lune which is covered by the Morecambe Bay Ramsar, Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest. The site lies within Flood Zone 1 and is identified as an Area Susceptible to Groundwater Flooding ($\geq 25\%$ $<50\%$).

2.0 Proposal

- 2.1 The application proposes the erection of an energy storage facility comprising 50 energy storage battery units within steel shipping containers, and ancillary development including substation, transformers, transformer compound, underground cabling, inverters, switchgear, control/switch room, office/site store building, creation of hardstanding, erection of 3m security fencing, access gates, seven 3m CCTV masts and associated balancing pond, landscaping, access track and parking.
- 2.2 The submission also includes the change of use of two of the existing farm buildings of Hillside Farm for the proposed office and storage uses associated with the development of the above Energy Innovation Hub. The submission states that the remaining farm buildings will be redeveloped as a later phase of the project which does not form part of this application.
- 2.3 The energy storage facility would have a capacity of 100MWh, which would be able to export at a rate of up to 50MW per hour, giving it the ability to supply power to the National Grid at this rate for up to two hours. The 50 energy storage battery containers would be installed as 25 paired units, along with ancillary equipment. The battery units would be housed in modular powder coated steel containers. The site would be surrounded by a steel security fence and perimeter landscaping.

3.0 Site History

- 3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
22/01569/EIR	Screening request for erection of 100MW energy storage facility including 50 energy storage battery units within steel shipping containers, and ancillary development including substation, transformers, transformer compound, underground cabling, inverters, switchgear, control/switch room, office/site store building, creation of hardstanding, erection of 3m security fencing, access gates, seven 3m CCTV masts and associated balancing pond, landscaping, access track and parking and the change of use of existing farm house and farm building to ancillary offices	Environmental Statement not required
22/01035/FUL	Erection of 100MW energy storage facility including 50 energy storage battery units within steel shipping containers, and ancillary development including substation, transformers, transformer compound, underground cabling, inverters, switchgear, control/switch room, office/site store building, creation of hardstanding, erection of 3m security fencing, access gates, seven 3m CCTV masts and associated balancing pond, landscaping, access track and parking	Withdrawn
22/01047/EIR	Screening request for the erection of 100MW energy storage facility including 50 energy storage battery units within steel shipping containers, and ancillary development including substation, transformers, transformer compound, underground cabling, inverters, switchgear, control/switch room, office/site store building, creation of hardstanding, erection of security fencing and access gates and erection of 7 CCTV masts with associated balancing pond, landscaping, access track and parking	Environmental Statement not required
22/00394/PREONE	Erection of energy storage facility comprising up to 50 energy storage containers based on steel shipping	

	containers, substation, electrical control building, ancillary structures, underground cabling, creation of hardstanding, erection of security fencing and CCTV masts with associated attenuation pond and landscaping	
17/01307/FUL	Demolition of existing agricultural buildings/farm, erection of food production facility with associated landscaping, alterations to existing access, construction of a new internal road, erection of a detached farm building and creation of a pond	Permitted
17/01344/EIR	Screening opinion for the erection of a food production facility	Environmental Statement not required

4.0 Consultation Responses

4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
Lead Local Flood Authority	No objections subject to conditions for the submission of a final Surface Water Sustainable Drainage Strategy, a Construction Surface Water Management Plan, Sustainable Drainage System Operation and Maintenance Manual and Verification Report of Constructed Sustainable Drainage System.
Environment Agency	No comments received.
Planning Policy Team	Response provided highlights the relevant policy considerations.
Environmental Health	No comments received.
Natural England	No objection subject to condition to ensure appropriate mitigation. Awaiting comments in response to revised HRA
RSPB	No comments received.
Wildlife Trust For Lancashire	No comments received.
Tree Protection Officer	No comments received.
Engineering Team	No comments received.
Electricity North West	No comments received.
County Highways	No objections.
Waste And Recycling	No comments received.
Greater Manchester Ecology Unit	No objections agrees with the findings and recommendations of the shadow HRA. Recommends a biodiversity mitigation and enhancement plan.
Public Realm	No comments received.
Heaton With Oxcliffe Parish Council	No comments received.
United Utilities	No objection subject to a condition for the submission of sustainable surface water drainage scheme and a foul water drainage
County Archaeology	No objections.
Fire Safety Officer	Advice the developer should produce a risk reduction strategy as the responsible person for the scheme as stated in the Regulatory Reform (Fire Safety) Order 2005. Lancashire Fire and Rescue Service (LFRS) are not a statutory consultee in relation to this project, but will work and engage with the developer as this project develops to ensure it complies with the statutory responsibilities that we enforce.

4.2 The following responses have been received from members of the public:

13 items of public comment have been received in response to the application. Twelve of these are in support of the scheme (one appears to be a duplicate comment) and make the following points:

- Supports energy security and job opportunities to the local area.
- The use of land for battery storage is practical and it doesn't have to spoil the landscape, with a few trees, you will not even notice them unlike large wind turbines.
- It is a responsible proposal and a step in the right direction in terms of renewable energy storage, efficiency and it should ensure skilled employment in the area.
- Heysham has a rich history of innovation in energy and as we approach the decommissioning of Heysham Power Station it is vital we are looking at alternative uses of land which will promote high wage economy.
- Due to environmental issues and with the current rising cost of electricity we need to be more self-sufficient and able to store electricity.
- Batteries are discreet, non-invasive, unlike a wind turbine and solar farms.
- This is a small step towards energy independence, without the need for solar farms, wind turbines or fracking. The project can allow the area to expand and take advantage of the need for energy storage, management and security. If we don't allow responsible projects like this, we risk sending opportunities to neighbouring areas.

4.3 The one item of objection makes the following points:

- The proposals are not appropriate for the location and is an inappropriate use of farmland.
- The security fencing and CCTV towers will be visible from the highway nearby and will look unsightly.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Principle
- Landscape/visual impact
- Ecology/Biodiversity
- Flood risk/drainage
- Highways/access
- Other matters

5.2 **Principle of development** (NPPF paragraphs: 7 – 12 (Achieving Sustainable Development) paragraphs 152 and 155 (Planning for climate change); Development Management (DM) DPD policies), DM30 (Sustainable Design) and DM53 (Renewable Energy Generation in Lancaster District); Strategic Policies and Land Allocations DPD policies SP1 (Presumption in Favour of Sustainable Development) and SP4 (Priorities for sustainable economic growth)

5.2.1 The site is within the open countryside within which any proposals must have regard to all relevant policies in the Local Plan, particularly DMDPD rural area policies. The site is also within an area identified as suitable for wind energy. Policy DM47 allows certain economic developments including renewable energy schemes in appropriate locations and in accordance with other Local Plan policies. Policy DM53 sets out the Council's commitment to supporting the transition to a lower carbon future and support for proposals for renewable and low carbon energy schemes, including ancillary development, where the direct, indirect, individual and cumulative impacts on stated considerations are or will be made acceptable.

5.2.2 On 30 January 2019, the council declared a climate emergency. Lancaster City Council subsequently conducted a climate emergency focused review of the adopted Local Plan, thus highlighting the importance that the climate emergency has in decision making in the district. The aim of the review is to ensure that the climate emergency declaration is fully considered within the planning policies for the district ensuring that climate change adaptation and mitigation is central to all new development. The Council is also committed to supporting the district in reaching net zero by 2030.

5.2.3 There is a need for this type of development which should be taken into consideration. The Overarching National Policy Statement for Energy March 2023 (EN-1), places emphasis on energy

storage infrastructure. EN-1 sets out that an increase in renewable electricity is essential to enable the UK to meet its commitments to reduce its carbon emissions. Energy storage technology is recognised as being key to delivering the path to net zero by 2050 and The Energy White Paper: Powering our net zero future (December 2020) places significant emphasis on electricity storage, acknowledging that novel energy storage technologies could enable the decarbonisation of the energy system more deeply at lower costs. Renewable energy sources (such as wind, solar and tidal) are intermittent and cannot be adjusted to meet demand. As a result, as the deployment of renewable generating sources becomes more widespread, the greater the need is for associated renewable energy storage capacity. The renewable energy that is stored in battery storage facilities is subsequently fed back into the grid at times when the availability of intermittent renewable energy sources is low. The document goes on to say that electricity storage can be used to compensate for the intermittency of renewable generation.

- 5.2.4 The proposed battery storage facility will be able to support existing renewable energy generation facilities nearby, will potentially support the expansion of renewable and low carbon energy generation in the district, contribute to reducing CO₂e emissions, and support the Council's commitment to reaching net zero by 2030. The proposal will additionally improve the reliability of renewable energy supply in the district and support the agility of the grid in adapting to more decentralised renewable and low carbon energy production. The proposed site is well placed due to its close location near existing renewable energy generation facilities and supporting transmission infrastructure. The proposed scheme supports the requirements of NPPF through meeting the economic objective by supporting the provision of infrastructure and the reliable electricity needs of current and future generations, the latter of which meets the social objectives, and the environmental objective, particularly that of "mitigating and adapting to climate change" through the supply of renewable energy storage. The purpose of the development is in line with Policy DM53.
- 5.2.5 The application does seek to utilise part of an existing farm complex and therefore there is an element of the re-use of existing buildings, and this is to be supported. The schemes inclusion of the proposed operational and maintenance facility as an Energy Innovation Hub for the developing low carbon energy sector would also deliver economic benefits and would provide the equivalent of two full-time jobs. The battery storage facility would extend into what is currently agricultural land, and therefore there is some encroachment into the undeveloped Open Countryside.
- 5.2.6 In support of policy DM31 (Air Quality Management and Pollution), the site will contribute to increased grid capacity and flexibility to support the district's transition to a higher proportion of renewable and low carbon energy sources and potentially support the reduction in combustion-based energy production over the lifetime of the site.
- 5.2.7 As required by Policy DM53, a condition is recommended to ensure that if the infrastructure proposed becomes non-operational for a period in excess of one year, the development is to be removed in full and the site fully restored to its original condition within one year.
- 5.2.8 The proposed energy storage system would provide rapid-response electrical back-up to the electricity network and would represent an early deployment within the UK of a high-tech grid balancing facility. Subject to a detailed analysis of the impact on the DM53 considerations, particularly landscape character/visual amenity, biodiversity and highway safety as set out in the rest of this report, the proposal can be considered acceptable in principle.
- 5.3 **Design, landscape and visual impact** (NPPF: paragraphs 126-136 (Achieving Well-Designed Places), paragraphs 170 and 172 -177 (Conserving and Enhancing the Natural Environment); Development Management (DM) DPD policies DM29 (Key Design Principles) and DM46 (Development and Landscape Impact))
- 5.3.1 The site is within Low Coastal Drumlins Landscape Character Type. The landscape around the site is rolling in character and consists of a series of low hills consisting of glacial sand and gravel deposits, which appear to be eroded glacial drumlin features. The site is located between three of these low hills: Byroe Hill to the north-east which is topped by a radio mast, Windmill Hill to the south and Great Swart Hill to the south-west. A series of ponds in the surrounding area represent old gravel pits, exploiting the glacial sands and gravels in the area.

- 5.3.2 Whilst the site is within the Open Countryside there are a number of modern interventions to the landscape in the vicinity of the site, such as the A683, pylons and wind turbines, and the existing built form of the development site. The design of the facility is very utilitarian but this is inevitable given the use. The battery containers are also relatively low with a maximum height of 2.9 metres and the CCTV masts would be 3.1 metres high. Conditions are proposed to ensure the colour of the fencing and containers are sympathetic to the rural location to minimise visual harm. However, in the context of the energy and other utilitarian infrastructure in the wider locality the design will not be wholly out of place, especially given the designation of the area as suitable for wind energy.
- 5.3.3 The greenfield area to be developed is 2.4 hectares and clearly the proposal will have an impact on openness of the Open Countryside from the introduction of structures in an area currently free of any development. The site itself lies at an elevation some 10 to 20 metres or more below the summits of the surrounding low hills and would be very effectively screened from all but the immediately adjacent area by this topography. The tree lined A683 to the north, which partly runs on an embankment, provides significant additional screening from potential receptors including users of the road to the north. Furthermore, a series of substantial hedges surrounding an area of woodland to the south provide further screening from this direction. The scheme includes landscaping and the area of the site between the security fence and the application site boundary will be planted with appropriate native tree and shrub species to enhance the screening of the project. A buffer of new woodland will be planted along the southern edge of the energy storage compound and bunding planted with standard saplings to the north, west and south of the substation area to provide additional screening of the tallest site components.
- 5.3.4 The existing early to mid C19 farmhouse and an adjacent office building will be refurbished as associated office accommodation. The repair and refurbishment of these dilapidated buildings will provide a significant visual improvement in the appearance of the site. The redevelopment of the remainder of the site will be the subject of a further application.
- 5.3.5 Lighting within the site will consist of motion-sensitive lighting at the entrances to the various buildings and the storage units. This will be designed to be downward facing to minimise any light-spill. The precise details of lighting would be conditioned.
- 5.3.6 While the scheme will involve development on a greenfield site within the Open Countryside, the area where the battery storage units will be sited is within the hollow of a drumlin and as such will not be highly visible from surrounding viewpoints due to the surrounding topography. As such, the development is not considered to cause undue harm to the landscape or views from receptors in the local or wider area.
- 5.4 **Ecological Implications (NPPF paragraphs 174 and 179-182 (Habitats and biodiversity); Strategic Policies and Land Allocations (SPLA) DPD policies SP8 (Protecting the Natural Environment) and EN7 (Environmentally Important Areas); Development Management (DM) DPD policies DM43 (Green Infrastructure) and DM44 (Protection and Enhancement of Biodiversity)**
- 5.4.1 The site lies within a Nature Improvement Area and is located approximately 600 metres to the west of the Lune Estuary Site of Special Scientific Interest (SSSI) which is also covered by the Morecambe Bay Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site. The application is supported by a Shadow Habitat Regulations Assessment, this has been reviewed by Natural England who agree with the findings that the development of the site would not have significant impacts on these protected sites and that the site is not considered to be functionally linked land for over-wintering birds. The Council have adopted the Shadow Habitat Regulations Assessment.
- 5.4.2 The proposed development presents a risk that Great Crested Newts may be harmed as a result of developing the site. Under the terms of the Habitats Directive and the Conservation of Habitats and Species Regulations 2010 (as amended), a Licence will be required from Natural England. In this instance, rather than seek the traditional mitigation Licence, the applicant has opted to enter into the District Level Licence (DLL) incentive offered by Natural England. A provisional Great Crested Newts DLL Impact Assessment & Conservation Payment Certificate has been received as part of this application. Under the traditional approach to licensing for the disturbance of Great Crested Newts, developers wishing to develop land where Great Crested Newts are known to be present must trap and relocate the species from the site before commencing development. Research by Natural

England has found that the amount of money spent on surveying, trapping and excluding with plastic fencing can outstrip that spent on habitat creation and management by a ratio of almost seven to one. Crucially, a lot of resource is used without there being significant benefits for the Great Crested Newts population. Significant weight must be attached to the fact that Natural England have granted a provisional Licence in this instance.

- 5.4.3 Ultimately, although Natural England have granted the provisional DLL, the Local Planning Authority must still have regard to Regulation 9(1) and 9(5) of the Conservation of Habitats and Species Regulations 2010 (the derogation tests) and must consider whether or not:
- i) That the development is 'in the interest of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequence of primary importance for the environment;
 - ii) That there is 'no satisfactory alternative'; and,
 - iii) That derogation is 'not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range'

The granting of the Licence from Natural England demonstrates compliance with test iii above. However, tests 'i' and 'ii' must still be considered by the Local Planning Authority.

- 5.4.4 With respect to the first test, the benefits of the scheme in terms of providing greater capacity for the storage of renewably sourced energy, and the environmental credentials of this, are detailed within the 'Principle of the development' section of this report. These benefits are considered to be in the public interest, and as such this test is considered to be passed. In terms of test two, the submission sets out that the selection of the site was the result of an extensive site assessment process, which considered land availability, previous planning applications approved at the site, grid connection availability and deliverability of the grid connection at the point of connection, along with the proximity to the Bay Gateway (A683) and links to the M6 motorway. The developer also investigated land at Hillhouse, Lancashire. However, that site would not be feasible as it is not possible to get a grid connection (over 1MW) at this site. As such, the impact upon the Great Crested Newt population is considered to be adequately mitigated through the DLL process, and it is considered that the proposal is acceptable with regard to the Conservation of Habitats and Species Regulations 2010.

- 5.4.5 The application is supported by a Preliminary Ecological Appraisal (PEA) as well as a Biodiversity Net Gain (BNG) assessment including the DEFRA 3.1 Matrix. The Preliminary Ecological Appraisal (PEA) sets out that the development site consists of predominantly of semi-improved and marshy grassland bordered by native species hedgerow. The buildings within the farm complex are known to support nesting hirundine or swifts, barn owl (potentially breeding) and have the potential to support roosting bats. The proposal involves the change of use of two of the existing buildings within the farm complex. These are the existing farm house and one farm office building which will provide ancillary offices and the PEA advises that works can be undertaken without the need for further bat surveys to these buildings.

- 5.4.6 The submitted BNG assessment provides a significant gain in hedge units which appears adequate and reasonable in the opinion of the GMEU consultee. Retained grassland habitat within the site will be enhanced to a good condition. The proposed landscaping and habitat enhancement will seek to deliver a biodiversity net gain within the site. The new tree planting will be located around the perimeter of the site and the species composition will be selected to match the species mix and width of other existing native woodland in the vicinity. The proposed tree planting will utilise appropriate native species including Oak, Alder, Birch and Holly. It is proposed that the full details of the planting and its aftercare would be agreed through an appropriate planning condition. Open areas within the site perimeter fence which are not required for operational reasons, will be planted with an appropriate wildflower mix. Precise details of final landscaping enhancement details, habitat creation and a management plan will be conditioned. Overall, the GMEU consultee is satisfied that the mitigation is adequate.

- 5.4.7 Habitats on and adjacent to the site are considered to represent suitable foraging and commuting features for great crested newt, bats and barn owl. The clearance of the site area for construction could have a negative effect on any protected or notable species within the area at the time and appropriate working methods are, therefore, suggested in the PEA to minimise any potential harm. No operational effects are anticipated as a result of the construction of the project, and the development has the advantage of causing very little disturbance to any present species or habitats

once in operation. A Construction Environmental Management Plan (CEMP) will be necessary to ensure adequate mitigation to noise, light, dust and water pollution during this construction phase. Mitigation in terms of timing of works is necessary to minimise the displacement or disturbance of bird species, whereby the nesting and wintering period should be avoided. Furthermore, visual and noise mitigation through fencing and boundary planting will be required to mitigate the impacts of the development throughout the lifetime of the proposal, in addition to controls on artificial lighting from site. Subject to the aforementioned measures, it is considered that the proposal can adequately mitigate the impacts upon the natural environment and protected species.

5.4.8 It is considered that the loss of land designated as a Nature Improvement Area would be outweighed by the benefits provided by the energy storage scheme in terms of significant carbon savings, employment and the Biodiversity Net Gain.

5.5 **Highway Implications** (NPPF paragraphs 104-109 (Promoting Sustainable Transport); Development Management (DM) DPD policy DM60 (Enhancing Accessibility and Transport Linkages)

5.5.1 The site would have a single point of access with the development utilising the existing access from the A683 (Bay Gateway). The access, which would provide both construction and operational access, would provide adequate road network capacity during both the construction and operational phases of the development. County Highways raise no objection to the development subject to a condition requiring the submission and agreement of a Construction Traffic Management Plan which is recommended.

5.5.2 The energy storage facility will generate infrequent vehicular trips, consisting of visits to the site by a light van or car no more than once a week. The scheme has been designed to be accessible to visitors with disabilities.

5.6 **Drainage** (NPPF Section 14 (Meeting the challenge of climate change, flooding and coastal change), Development Management (DM) DPD policies DM29 (Key Design Principles) and DM34 (Surface Water Run-off and Sustainable Drainage)

5.6.1 The proposed development will involve the installation of some impermeable elements, such as the battery containers and associated transformer infrastructure and cabinets, located on a broader area of permeable subbase. The development also involves the installation of approximately 0.36 ha of impermeable hardstanding. Infiltration tests indicate that attenuation and disposal via infiltration is not feasible. The creation of an infiltration basin located adjacent to the northern boundary. Hillside Farm to the west of the site is drained by an existing surface water system which discharges to a culverted watercourse to the west of the A683. Should ground investigations fail to locate the subterranean watercourse which is understood to run through the site then the attenuation basin will discharge to the existing connection at Hillside Farm via a pump. The submitted Drainage Strategy has been considered by the Lead Local Flood Authority and found to be acceptable in principle. Details of a final surface water sustainable drainage strategy will be controlled through planning condition.

5.7 **Residential Amenity** (NPPF section 12 (Achieving well-designed places); Development Management (DM) DPD policy DM29 (Key Design Principles)

5.7.1 The proposed electrical storage units would be solid-state in character with no moving parts apart from cooling systems integrated within each container. Potential noise emissions from the proposal during normal operation would, therefore, be very low in comparison with most forms of conventional development where there is a higher level of on-site activity and processes. Given the distance between the site and the closest sensitive residential receptor, Moss Side Farm, located around 500m to the north of the site, no adverse noise effects are anticipated.

6.0 Conclusion and Planning Balance

6.1 The proposed battery storage facility would support the expansion of renewable and low carbon energy generation in the district, contribute to reducing CO₂e emissions, and support the Council's commitment to reaching net zero by 2030. It will additionally improve the reliability of renewable

energy supply in the district and support the agility of the grid in adapting to more decentralised renewable and low carbon energy production. The proposed site is well placed due to its close location near existing renewable energy generation facilities and supporting transmission infrastructure.

- 6.2 The utilitarian appearance of the installation is a result of its function but will be seen in the context of more extensive and taller energy and other infrastructure in the vicinity of the site. Harm to the landscape and users of the nearby transport network will be moderate in the short to medium term reducing to negligible once the mitigation measures establish.
- 6.3 Any harm is outweighed by the environmental, economic, social and community benefits the development will realise. Accordingly, the proposal complies with policy DM53 and the local plan as a whole.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Timescale	Control
2	Approved plans	Control
3	Decommissioning and removal in the event of the site becoming non-operational	Control
4	Construction Environmental Management Plan	Pre-commencement
5	Construction Traffic Management Plan	Pre-commencement
6	Surface water drainage strategy, Construction Surface Water Management Plan, Sustainable Drainage System Operation and Maintenance Manual and Verification Report of Constructed Sustainable Drainage System.	Pre-commencement
7	Biodiversity mitigation and enhancement plan	Pre-commencement
8	District Level Licencing Confirmation	Pre-commencement
9	Details of materials: colour and finish to containers; details of fencing; details of surfacing; details of building materials and finishes.	Prior to development above ground
10	Details of external lighting	Prior to development above ground
11	Soft landscaping scheme	Prior to development above ground
12	Details and installation of access track and parking	Prior to development above ground/prior to first operation
15	Development in accordance Preliminary Ecological Appraisal	Control
16	Verification Report of Constructed Sustainable Drainage System	Prior to prior to first operation

Advice from Fire Safety Officer to be sent with decision notice.

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None