Dear Mr Hudson

Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010

Notice of procedural decisions made at and following the Preliminary Meeting regarding an application for the proposed Underground Gas Storage Facility at Preesall Saltfield, Lancashire.

I refer to your letter of 2 May regarding the above and to the questions set out in Annex D to the letter. The local Planning authority responds as follows:

Section 3 - Impact of brine discharge to the Irish Sea and associated works: Whilst these questions are directed at the applicant, the local planning authority can assist as follows:

3. What is the purpose of the observation platform at the seawall crossing?

The purpose of the platform is to tie the existing coastal defences into the proposed Rossall Improvement scheme which the council is currently working on. This point is the southern extent of the new scheme and will have to be incorporated into the design of the new scheme and tie in with the existing wall fronting Rossall School. The issue would be one of timing, if the Halite scheme were to be constructed before the Rossall scheme (scheduled at present for 2014 – 2018) then it would need to incorporate the design details of the Rossall Coastal scheme in advance of the works. If it were to be constructed as part of the Rossall scheme then the outfall pipes would need to be incorporated into the seawall design at Halite’s expense.

4. What are the consequences for maintenance and amenity purposes of the loss of vehicular access to the beach and slipway at the seawall crossing site?

This is a main access point for maintenance. As a short term construction period it would be an inconvenience, but other access points are available opposite Chatsworth Rd which would mean additional time and difficulty in tracking along the...
beach. In the long term and for construction of the Rossall works it would be a considerable inconvenience and would require a new access to be constructed.

Section 4 - Noise Impacts
Whilst these questions are directed at the applicant, the local planning authority can assist as follows:

5. What progress has been made in obtaining Wyre Borough Council's agreement to construction and operational noise limits?

The council has been in discussions with the noise consultant from Halite and rather than agreeing noise limits for the construction activities, it has been agreed that all construction noise is going to be dealt with through section 61 agreements under the Control of Pollution Act (COPA). This has been agreed and included in the statement of common ground. There is nothing more to do from a noise point of view until the section 61 agreements are drawn up by the consultant.

Section 9 – Hazardous Substances Consent
This question is specifically directed to the local planning authority and whilst the three parts to the question are all considered to be vague and non-specific, I can respond as follows:

(i) The applicant has prepared a Statement of Common Ground on Land Use to which the Council is shortly expected to agree. This covers existing land use within the application site where development is proposed to take place. The application site also extends over areas where there will be no above ground development nor where any disturbance of the surface is required (e.g. for pipelines). Such areas include an area in the north of the main site area, to the north of Hackensall Sewerage Treatment works, and includes land currently used as a golf course. There are no contemplated changes to this use. The westernmost part of the main site area to the east of the river Wyre also extends over an area of land of mudflats and grazing land just above mean high water level and forming part of the estuary shoreline zone. This area is designated as a Site of Special Scientific Interest (SSSI) for its habitat. No changes are contemplated for this use. To the west side of the river Wyre, the seawater pipeline and brine discharge pipeline will cross land designated as public open space as part of an ongoing residential development of land at Fleetwood Docks, outline planning permission for which was granted on 24th May 2007 (application ref: 04/00240/OUTMAJ). This outline planning permission has been renewed and development has commenced under various Approval of Reserved Matters applications. Likewise, the temporary river crossing drilling compound will be located within this area. The brine discharge pipeline extending from the sea water pumping station south west towards the A585 Amounderness Way, does, however, run along the southern boundary of previously developed land which is currently unused but which is proposed to be developed for employment uses as part of the borough’s Fleetwood-Thornton Area Action Plan Adopted in September 2009.

(ii) This is a very vague question. However, land in the vicinity of the application site is, for the most part in the same use as this within it, i.e. predominantly agricultural land designated as countryside or Green Belt, uses which are not contemplated to be changed. Land to the south of the brine discharge pipeline
which extends from the sea water pumping station south west towards the A585 Amounderness Way includes land in use as a nature reserve, land used as a waste transfer station, and land used as a wastewater treatment works. The sea water pumping station itself is situated on the edge of the southern dock and land to the south west of the site is occupied by buildings used for fish processing and land to the north is used as a boat yard in association with the marina which uses both docks. This land is designated in the Area Action Plan for mixed use development comprising housing, employment and commercial leisure and tourism.

(iii) With regard to the land to the south of the brine discharge pipeline referred to in (ii) above, the land currently used as a waste transfer station benefits from a planning permission (ref: 11/00671/LCC) for the erection of a building to house a completely contained fluidised bed combustion apparatus to generate up to 10MW of electricity from pre-stored dry waste with secondary heat/drying capacity together with construction of a high level enclosed waste conveyor, a 28M high chimney and a 40 seat visitor centre and car park. I am unable to identify any other unimplemented but still valid planning permission for any other development of other land in the vicinity of the application site.

I hope this assists you.

Yours sincerely

[Redacted]

David Thow
Head of Planning Services
The Planning Inspectorate  
National Infrastructure Directorate  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN  

For the attention of Paul Hudson  

Dear Mr Hudson  

Planning Act 2008 and the Infrastructure Planning (Examination Procedure)  
Rules 2010  

Notice of procedural decisions made at and following the Preliminary Meeting  
regarding an application for the proposed Underground Gas Storage Facility at  
Presell Saltfield, Lancashire.  

I refer to your letter of 2 May regarding the above and to the questions set out in  
Annex D to the letter, and to my initial response dated 21 May. The local Planning  
authority now wishes to add to its previous response as follows: responds as follows:  

Section 9 – Hazardous Substances Consent  

(ii) The brine discharge pipeline extending south westwards from the seawater  
pumping station crosses the line of a disused railway at the side of a road bridge  
(Jameson Road). Whilst at present the line is unused and the bridge span is  
infilled, the council have, in the Fleetwood –Thornton Area Action Plan (policy 5)  
safeguarded the route in order to enable an alternative means of access to the  
area, and the council is currently working with a local railway trust to bring the line  
back into use as an active railway.  

I hope this assists you.  

Yours sincerely  

[Signature]  

David Thow  
Head of Planning Services