

Viking CCS Pipeline

**Position Statement –  
In relation to the  
former Theddlethorpe  
Gas Terminal**

Document Reference: EN070008/EXAM/9.16

Applicant: Chrysaor Production (U.K.) Limited,  
a Harbour Energy Company  
PINS Reference: EN070008  
Planning Act 2008 (as amended)  
The Infrastructure Planning (Applications: Prescribed Forms  
and Procedure) Regulations 2009 - Regulation 5(2)(q)  
Date: April 2024

# Position Statement re. the former Theddlethorpe Gas Terminal, Mablethorpe.

## 1 INTRODUCTION

- 1.1 This document has been prepared on behalf of Chrysaor Production (U.K.) Limited ('the Applicant'). It relates to the application ('the Application') for a Development Consent Order (DCO) that has been submitted to the Secretary of State for Energy Security & Net Zero under Section 37 of the Planning Act 2008 (the 'PA2008'). The Application relates to the Viking CCS Pipeline that will transport captured carbon dioxide from Immingham to the Theddlethorpe Facility, including a pipeline crossover to the existing Lincolnshire Offshore Gas Gathering System (LOGGS) offshore pipeline to Mean Low Water Springs (the 'Proposed Development').
- 1.2 This paper responds to the ExA's First Written Questions (ExQ1) [PD-010] 1.5.17, 1.5.18 and 1.5.19 in so far as addressed to the Applicant.

## 2 BACKGROUND

- 2.1 The former Theddlethorpe Gas Terminal (TGT) comprises a circa 60-acre site at Theddlethorpe, Lincolnshire. The now demolished gas terminal previously processed hydrocarbons from gas operations located in the Southern North Sea, including from the Viking field. A summary of the history of the site is set out in the below table:-

| Date | Key Event  | Further Details  |
|------|--|--|
| 1972 | TGT plant built to receive gas from Viking field                                     | Viking Transmission System (VTS), a 138 km 28" gas pipeline and 3" methanol line       |
| 1988 | Expansion to include gas from the Lincolnshire Offshore Gas Gathering System (LOGGS) | Via connection of the 119 km 36" gas pipeline and 4" methanol line                     |
| 1992 | Tie-in of the Pickerill field  | Via the 66 km 24" gas pipeline and 3" methanol line                                    |
| 1993 | Tie-in of the Caister Murdoch System (CMS)   | Via the 188 km 26" gas pipeline and 4" methanol line                                   |
| 2009 | By-pass of original VTS pipeline   | Production from the Viking field routed to TGT via LOGGS.                              |
| 2018 | Permanent cessation of production  | All offshore fields producing into TGT were permanently shut in on the 15 August 2018. |
| 2019 | Demolition of gas processing infrastructure and buildings.                           | These works were completed in December 2021.   |
| 2023 | Lease of site by operator of the former TGT gas terminal expires.                    | The former TGT site returned to NGT as landowner.                                      |

- 2.2 Outline planning permission for *inter alia* the erection of buildings and associated works for (i) the reception of natural gas through pipes from the North Sea and its treatment for delivery to the Gas Council, (ii) the reception of gas by the Gas Council for blending, metering and delivery into their main distribution system was granted on 26 March 1970 (reference LR\0536\69). A copy of this permission is annexed to this position statement.
- 2.3 Further planning permissions were granted during the lifetime of the operation of the gas terminal. Copies of the associated planning permissions (references E\402\86, E\774\86, E\2220\90, E\1012\91, E\2143\91, E\1353\93, E\0933\95; E\0907\97 and E\0563\96) are annexed to this Position Statement.

- 2.4 These permissions were all granted subject to a decommissioning and restoration condition in materially the same terms. For example, see Condition 2 on the consent granted in May 1997 (E\0907\97):-

*“In the event of supplies of natural gas ceasing to be received all plant and equipment erected or constructed in pursuance of this permission shall be removed and the land fully reinstated for agricultural use within such period as may be agreed with the Director of Highways and Planning.”*

- 2.5 A similarly worded condition is included on the other permissions referenced.
- 2.6 As noted in the above table, natural gas production to the TGT gas terminal ceased in August 2018. The processing and exportation of gas to National Gas Transmission ceased in September 2018.
- 2.7 In November 2019 the Applicant applied for prior notification/prior approval from Lincolnshire County Council (“LCC”) for the demolition of buildings and infrastructure on the TGT site on the basis that the demolition was ‘permitted development’ under Article 3 and Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (“the GDPO”).
- 2.8 Approval was granted by LCC for the proposed demolition on 10 January 2020 (a copy of the approval notice and LCC’s Delegated Report are annexed to this position statement).
- 2.9 As the Delegated Report prepared by LLC’s planning officer noted, the project to decommission the TGT is being undertaken in four phases: Phase 1 - Final Clean and disconnect; Phase 2 – Demolition; Phase 3 – Remediation; Phase 4 – Restoration.
- 2.10 Phases 1 and 2 have been completed.

### **3 CURRENT STATUS OF THE TGT SITE**

- 3.1 The extant planning permissions require the former TGT site to be returned to agricultural use. This is the prevailing requirement, subject to any subsequent permissions being granted.
- 3.2 Following the demolition of all buildings and infrastructure on the TGT site, the Applicant understands responsibility for the remediation phase of the works lies with NGT.. The Applicant is not aware of any other activities on the former TGT site.
- 3.3 Other than their own application, the Applicant is not aware of any applications having been submitted for consent to construct any other developments on the former TGT site.
- 3.4 The Proposed Development would include built infrastructure on the former TGT site. Option 1 of the Theddlethorpe Facility is located there. This would prevent any return to agricultural use in those areas. The Applicant considers that the consent granted in the DCO would supersede any requirement to re-instate those areas to agriculture, which is plainly inconsistent with the development that the draft DCO would authorise.
- 3.5 The Applicant is of course aware of Statera Energy Limited’s (“Statera”) relevant representation which makes reference to a potential thermal power plant proposal on land within the former TGT site. As is clear from the relevant representation, this proposal is at a very early stage. The use of part of the former TGT site by Statera would be separate from any use by NGT as a statutory undertaker.
- 3.6 There are no extant planning permissions permitting or applications that seek to use the former TGT site for the processing or transportation of gas.
- 3.7 The Applicant has had detailed discussions with NGT and Statera on how the Proposed Development can co-exist without prejudice to future uses.

#### 4 SECTION 127 PLANNING ACT 2008

- 4.1 Section 127 deals with the CA of statutory undertakers' land. Section 127(1) provides that s.127 is engaged where:-
- (a) the land concerned has been acquired by statutory undertakers for the purposes of their undertaking,
  - (b) a representation has been made about an application for an order granting development consent before the completion of the examination of the application, and the representation has not been withdrawn, and
  - (c) as a result of the representation the Secretary of State is satisfied that:-
    - (i) the land is used for the purposes of carrying on the statutory undertakers' undertaking, or
    - (ii) an interest in the land is held for those purposes.
- 4.2 Section 127 does not apply where land or rights over land are acquired by agreement. It is the Applicant's firm expectation that agreement will be reached with NGT such that s.127 will not be engaged.
- 4.3 Even if that was not the case, Section 127(1)(c) provides that the remainder of the provisions only apply to land that is either (i) used for the purposes of the statutory undertakers' undertaking or (ii) an interest is held for that purpose.
- 4.4 Section 127 does not apply to land owned by a statutory undertaker unless that land is being used for the statutory undertaker's undertaking, or an interest held for the purposes of the statutory undertaker's undertaking.
- 4.5 Although not stated in their relevant representation, it is understood that NGT is a statutory undertaker by virtue of a licence held under the Gas Act 1986 and that its licence requirements are to *"develop, maintain, and operate economic and efficient networks and to facilitate competition in the supply of gas in Great Britain (GB)"*.
- 4.6 It is agreed that the TGT site was being used for the purposes of carrying on NGT's statutory undertaking whilst the gas processing facility was operational. However, the former TGT site is no longer being used for the processing or transportation of gas.
- 4.7 Given the terms of the existing permissions, use of the former TGT site by NGT for the purposes of its undertaking would require further consents (whether under the 2010 Act or otherwise). The Applicants are not aware of any such applications.
- 4.8 For these reasons, it is the Applicant's understanding that if CA powers did require to be relied upon, the provisions of section 127 would not apply.
- 4.9 In the alternative, and as set out in the Statement of Reasons (paragraph 10.4.10), the Applicant considers that even if the Secretary of State concluded that the land is statutory undertakers' land for the purposes of section 127(1), the land could be purchased or a right in it acquired without causing serious detriment to the carrying on of National Grid's undertaking. The Secretary of State can be satisfied that they can grant the DCO including the powers sought by the Applicant over the land.

Town and Country Planning General Development  
Order 1963 as amended by the Town and Country  
Planning General Development (Amendment)  
Order, 1969.

To be quoted in all  
correspondence

County of Lincoln, Parts of Lindsey

OUTLINE PLANNING PERMISSION

(Subject to Conditions)

The LOUTH RURAL DISTRICT COUNCIL acting on behalf of the County Council of Lincoln, Parts of Lindsey hereby give notice to the Gas Council, 59 Bryanston Street, London, W.1., that the outline application received on 5th December, 1969, and subsequently amended by letter dated 22nd January, 1970, and accompanying Drawing No. GC/37/3, for permission to erect buildings and carry out associated building, engineering and other operations on the site at Theddlethorpe St. Helen, edged red on Drawing No. LR/563/69/1 annexed hereto for the purpose of (i) the reception of natural gas through pipes from the North Sea and its treatment for delivery to the Gas Council, and (ii) the reception of this gas by the Gas Council for blending, metering and delivery into their main distribution system has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted on this outline application under paragraph (2) of Article 5 of the above-named Order of 1963 as amended subject to -

The mandatory and additional conditions set out in Appendix A, Parts I and II annexed hereto.

The additional conditions set out in Appendix A, Part II, are prescribed for the following reasons:-

To minimise the impact which the carrying out of the permitted development will have on agriculture, land drainage and the landscape of this part of the holiday coast, and otherwise to conserve and protect the nearby Nature Reserve, and the amenities enjoyed by local residents and summer visitors.

Dated ..... *26<sup>th</sup> March 1970* ..... Signed 

WARNING

This is an OUTLINE PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice.

# THE DDLE THORPE GAS TERMINAL



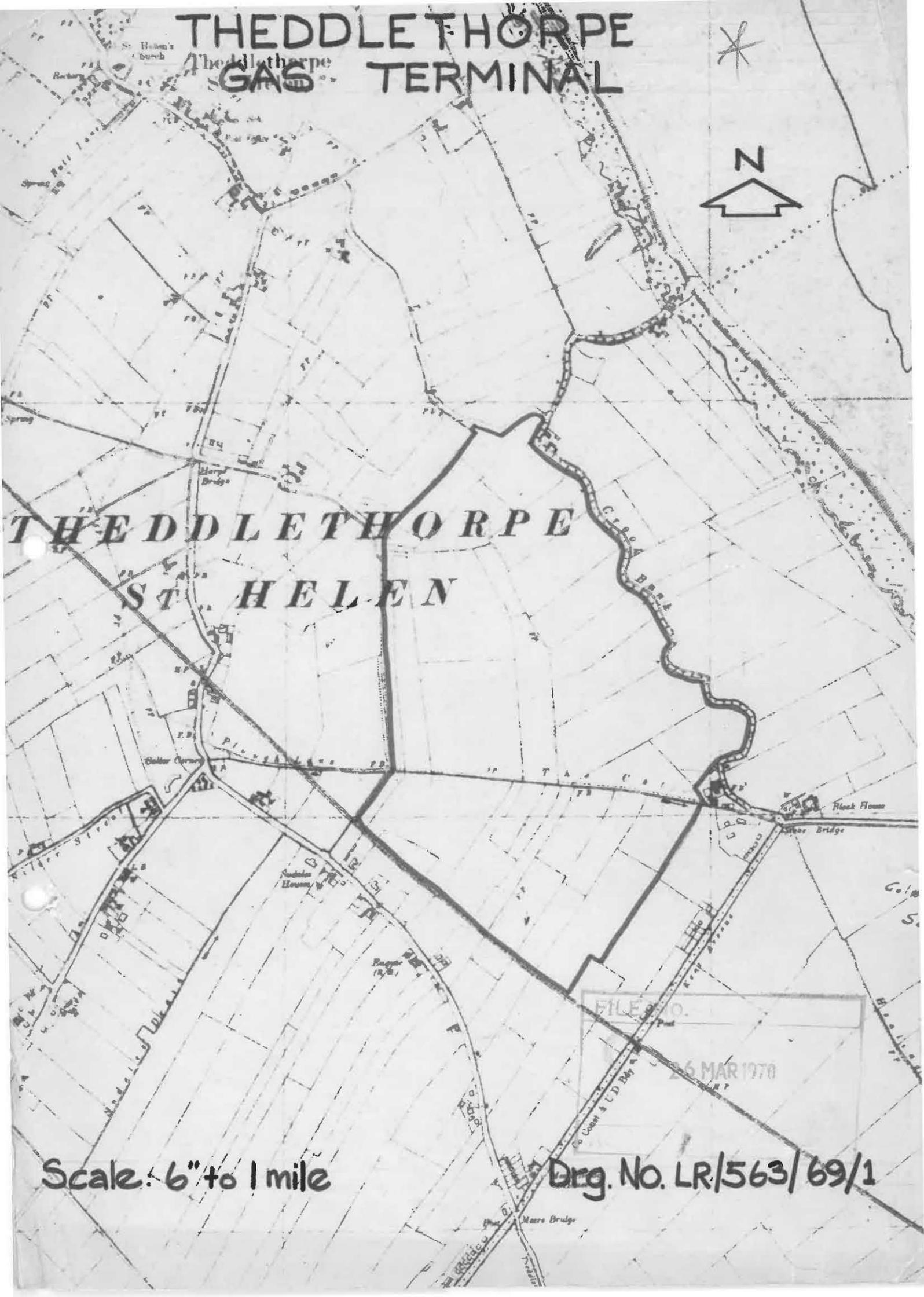
THE DDLE THORPE  
ST. HELEN

FILE NO.

26 MAR 1970

Scale: 6" to 1 mile

Drq. No. LR/563/69/1



1cc

# Planning permission

Name and address of applicant

Conoco (UK) Ltd  
Park House  
116 Park Street  
LONDON  
W1Y 4NN

Name and address of agent (if any)

M H Frayne Esq  
Manager (Pipelines and Maint Operations)  
Conoco (UK) Ltd  
Southern Basin Gas Development  
St Georges House (West)  
St Georges Road  
Wimbledon  
LONDON  
SW19 4DG

## Part I - Particulars of application

Date of application:

20 March 1986

Application no.

E (N) 180/402/86

Particulars and location of development:

To lay a gas trunkline and a methanol pipeline, to erect a valve station and a pig receiver, and to construct an access road at Bleak House Farm, and Viking Gas Terminal, THEDDLETHORPE ST HELEN, Lincs.

## Part II - Particulars of decision

The Lincolnshire County Council

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. Within 6 months of completion of the pipe-laying operations the whole of the pipeline's route between Low Water Mark and the Viking Gas Terminal perimeter fence, and all other associated operational, storage and access areas, shall be reinstated to their original conditions, so far as is reasonably practicable, to the satisfaction of the County Planning Authority.
3. All subsoil and topsoil shall be stripped from the operational areas and stored separately above High Water Mark, for use in the reinstatement works. The soils shall only be moved when dry and friable.
4. In the event of supplies of natural gas ceasing to be received on any part of the site, all buildings, plant and equipment erected or constructed thereon in pursuance of this permission shall be removed and the land fully reinstated for agricultural use within such period as may be agreed with the County Planning Authority.

### The reasons for the conditions are:

~~The reasons for the conditions are:~~

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.

/continued .....

Date 30 MAY 1986

Council Offices, LINCOLN

  
COUNTY SOLICITOR  
LINCOLNSHIRE COUNTY Council

2. In order to ensure that the existing character of the Site of Special Scientific Interest and the Coastal Conservation Area, within which the site lies, is not adversely affected by the development.
3. In order to ensure that the soils are maintained in a manner which is conducive to the best possible standard of agricultural restoration of Bleak House Farm to the west of the dunes.
4. In order to ensure satisfactory restoration of the site, in the interests of the general amenity of the locality.

NOTE:

Attention is drawn to the requirements of:

- (1) Anglian Water, in their letter of the 10 April, 1986, addressed to Lincolnshire County Council.
- (2) The Alford Drainage Board, in their letter of the 3 April, 1986, addressed to Anglian Water.
- (3) The Ministry of Agriculture, Fisheries and Food, in their letter of the 25 April, 1986, addressed to the Director of Highways and Planning.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.







## Ministry of Agriculture, Fisheries and Food

Ceres House 2 Searby Road, Lincoln, LN2 4DW

Telex 56265 AD (AR) Telephone Lincoln 29951 ext

The Director of Highways and Planning  
 City Hall  
 Beaumont Fee  
 LINCOLN  
 LN1 1DN

| DHP                            | DATE   |
|--------------------------------|--------|
| AD (AR)                        |        |
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| <b>HIGHWAYS &amp; PLANNING</b> |        |
| <b>28 APR 1986</b>             |        |
|                                | 28/4   |
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Your reference

FP/SMD/E(N)180/402/86/CM/DLM

Our reference

EL 1253

Date

25 April 1986

Dear Sir

GAS TRUNK PIPELINE AND ANCILLARY WORKS, BLEAK HOUSE FARM AND VIKING GAS TERMINAL, THEDDLETHORPE ST HELENS, LINCOLNSHIRE

I am writing in reply to your letter of 21 March 1986 requesting my observations on the application by Conoco (UK) Ltd to construct a pipeline and ancillary works together with an access road at Bleak House Farm and the Viking Gas Terminal at Theddlethorpe St Helens.

The plan of operations encompassing the submitted restoration proposals is generally acceptable. This Ministry is particularly concerned in seeing that any agricultural land in which pipelines have been laid is efficiently restored so that it shall, as far as is practicable, be fit for the purpose for which it was used immediately before the work began; thus minimising as far as is possible any effects on the long-term agricultural interest. This means that the top soil and subsoils should only be handled when in a dry friable condition and then with the minimum of working and compaction. Serious soil structural damage will inevitably occur if soils are handled during unfavourable conditions. Such damage will restrict plant root development and cause surface water logging which will be a long and costly process to remedy.

You will wish to be aware that any discharge from the pipeline during commissioning should conform to the requirements of the "Notification scheme for the selection of chemicals for use off shore" which is administered by, PED 4 of the Department of Energy in London.

A licence may be required under the Dumping at Sea Act 1974 for the permanent deposit of any material (including construction materials) in the sea which includes the shore as far as mean high water of spring tides. Work should not start until a licence has been granted or information received saying that a licence is not needed. Fish I, of the Ministry of Agriculture, Fisheries and Food, Great Westminster House, Horseferry Road, London SW1, control these requirements.

Conservation interests should receive full consideration by keeping damage to wildlife habitats and landscape features to an absolute minimum.

I understand that the NCC, the AWA and the Alford Drainage Board have been consulted.

Yours faithfully

A Payne  
for Divisional Surveyor

# Planning permission

Name and address of applicant

Name and address of agent (if any)

Conoco (UK) Ltd  
 c/o John Brown House  
 20 Eastbourne Terrace  
 LONDON  
 W2 6LE

## Part I - Particulars of application

Date of application:

Application no.

8 May 1986

(E) N/180/774/86

Particulars and location of development:

To extend a gas terminal at land adjoining the Viking Gas Terminal,  
 THEDDLETHORPE ST HELEN.

## Part II - Particulars of decision

The **Lincolnshire County** Council

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. In the event of supplies of natural gas ceasing to be received on any part of the site, all buildings, plant and equipment erected or constructed thereon in pursuance of this permission, shall be removed and the land fully reinstated for agricultural use within such period as may be agreed with the County Planning Authority.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.
2. In order to ensure satisfactory restoration of the site, in the interests of the general amenity of the locality.

Date 1 JULY 1986

PTO

JSW

COUNTY SOLICITOR

Council Offices, LINCOLN

LINCOLNSHIRE COUNTY Council

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Attention is drawn to:

1. The requirements of the Alford Drainage Board in their letter of the 29 May 1986.
2. The requirements of Anglian Water in their letter of the 2 June 1986.
3. Any requirements of the Health and Safety at Work Executive.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

**Planning permission**

Name and address of applicant

Name and address of agent (if any)

Conoco (UK) Ltd  
 c/o John Brown Engineers & Constructors  
 20 Eastbourne Terrace  
 LONDON  
 W2 6LE

**Part I - Particulars of application**

Date of application:

Application no.

7 November 1990

(E)N.180/2220/90

Particulars and location of development:

To extend a gas terminal at land adjoining the Viking Gas Terminal,  
 Theddlethorpe St Helen.

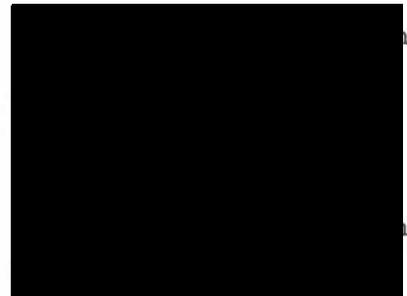
**Part II - Particulars of decision**

The Lincolnshire County Council hereby give notice in pursuance of the provisions of the Town and County Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. In the event of supplies of natural gas ceasing to be received on any part of the site, all buildings, plant and equipment erected or constructed thereon in pursuance of this permission shall be removed and the land fully reinstated for agricultural use within such period as may be agreed with the County Planning Authority.

Date **18 MAR 1991**

County Offices,  
 Lincoln



ued

cil

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

The reasons for the conditions are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In order to ensure satisfactory restoration of the site, in the interests of the general amenity of the locality.

Attention is drawn to the requirements of:

- (i) Anglian Water Services Ltd in their letter of 27 November 1990 (ref EL/90116) addressed to Lincolnshire County Council.
- (ii) National Rivers Authority in their letter of 3 December 1990 (ref JMS/90/1/LCC/0154) addressed to Lincolnshire County Council.
- (iii) The Alford Drainage Board in their letter of 21 November 1990 (ref Pa/2/1/74) addressed to Lincolnshire County Council.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ). The Secretary of State has a power to allow a longer period for the giving notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

**Planning permission**

Name and address of applicant

Conoco (UK) Ltd  
 Park House  
 116 Park Street  
 LONDON  
 W1Y 4NN

Name and address of agent (if any)

John R Lawrence Partners Ltd  
 7/9 Shaftesbury Street  
 Fordingbridge  
 Hampshire  
 SP6 1JF

**Part I - Particulars of application**

Date of application:

12 June 1991

Application no.

(E)N.110/180/1012/91

Particulars and location of development:

To lay a water effluent discharge pipeline at Viking Gas Terminal and Bleak House Farm, Theddlethorpe St Helen and Mablethorpe.

**Part II - Particulars of decision**

The Lincolnshire County Council hereby give notice in pursuance of the provisions of the Town and County Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. Within 6 months of completion of the pipe-laying operations the whole of the pipeline's route between Low Water Mark and the Viking Gas Terminal perimeter fence, and all other associated operational, storage and access areas, shall be reinstated to their original conditions, so far as is reasonably practicable, to the satisfaction of the County Planning Authority.
3. The proposed operations shall be undertaken in accordance with the schedule of conditions accompanying the letter of 4 July 1991 (ref EL/696) from the Ministry of Agriculture Fisheries and Food, appended hereto.

(Continued)

Date 12 SEP 1991

County Offices,  
 Lincoln

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

CONDITIONS Cont'd

4. In the event of supplies of natural gas ceasing to be received on any part of the site, all plant and equipment erected or constructed thereon in pursuance of this permission shall be removed and the land fully reinstated for agricultural use within such period as may be agreed with the County Planning Authority.
5. The proposed pipeline shall not be used for the discharge of any effluent until such time as Consents to Discharge, pursuant to Schedule 12 of the Water Act 1989, are in force.

The reasons for the conditions are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In order to ensure that the existing character of the Site of Specific Scientific Interest and the Coastal Conservation Area, within which the site lies, is not adversely affected by the development.
3. In order to ensure that the operations are undertaken in a manner which is conducive to the best possible standard of agricultural restoration of Bleak House Farm to the west of the dunes.
4. In order to ensure satisfactory restoration of the site in the interests of the general amenity of the locality.
5. In the interests of conserving the amenity and safety of adjoining land.

**NB** Attention is drawn to the requirements of the National Rivers Authority contained in their letter of 19 July 1991 (Ref JMS/911/LCC/0038) addressed to Lincolnshire County Council.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ). The Secretary of State has a power to allow a longer period for the giving notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

## Planning permission

Name and address of applicant

Name and address of agent (if any)

Conoco (UK) Ltd  
c/o John Brown Engineers & Consultants Ltd  
20 Eastbourne Terrace  
LONDON  
W2 6LE

### Part I - Particulars of application

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Date of application:

Application no.

9 December 1991

(E)N.180/2143/91

Particulars and location of development:

To extend a gas terminal at land adjoining the Viking Gas Terminal,  
Theddlethorpe St Helen.

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### Part II - Particulars of decision

The Lincolnshire County Council hereby give notice in pursuance of the provisions of the Town and County Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

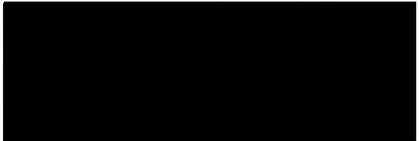
1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. In the event of supplies of natural gas ceasing to be received on any part of the site, all buildings, plant and equipment erected or constructed thereon in pursuance of this permission shall be removed and the land fully reinstated for agricultural use within such period as may be agreed with the County Planning Authority.

The reasons for the conditions are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In order to ensure satisfactory restoration of the site, in the interests of the general amenity of the locality.

Date 24 FEB 1992

County Offices,  
Lincoln

  
Lincolnshire County Council

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ). The Secretary of State has a power to allow a longer period for the giving notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

# Planning permission

Name and address of applicant

Name and address of agent (if any)

Gonoco (UK) Ltd  
c/o John Brown Engineers  
20 Eastbourne Terrace  
LONDON  
W2 6LE

## Part I - Particulars of application

Date of application:

Application no.

17 August 1993

(E)N180/1353/93

Particulars and location of development:

To extend a gas terminal at The Viking Gas Terminal, Theddlethorpe St Helen

## Part II - Particulars of decision

The Lincolnshire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. In the event of supplies of natural gas ceasing to be received on any part of the site, all buildings plant or equipment erected or constructed thereon in pursuance of this permission shall be removed and the land fully reinstated for agricultural use within such period as may be agreed with the Director of Highways and Planning.
3. The proposed compressor and compressor driver shall be enclosed with sound insulating material in accordance with a scheme to be approved by the Director of Highways and Planning before such machinery is brought into use.
4. All fuel, oil or chemical storage tanks, buildings, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the tank capacity.

Date 26 OCT 1993

County Offices,  
Lincoln



Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

/continued

5. All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

The reasons for the conditions are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In order to ensure satisfactory restoration of the site, in the interests of the general amenity of the locality.
3. In order to prevent disturbance to local residents as a result of the proposed development.
4. and 5. To prevent pollution of the water environment, in the interests of local amenity

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DU). The Secretary of State has a power to allow a longer period for the giving notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

## Planning permission

Name and address of applicant

Gonoco (UK) Ltd  
Rubislaw House  
Anderson Drive  
Aberdeen  
AB2 4AZ

Name and address of agent (if any)

Gonoco (UK) Ltd  
c/o John Brown Engineers  
and Constructors Ltd  
20 Eastbourne Terrace  
LONDON  
W2 6LE

### Part I - Particulars of application

Date of application:

2 June 1995

Application no.

(E)N.180/933/95

Particulars and location of development:

To erect additional gas processing equipment at Theddlethorpe Gas Terminal,  
Theddlethorpe St Helen.

### Part II - Particulars of decision

The Lincolnshire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. In the event of supplies of natural gas ceasing to be received on any part of the site, all buildings plant or equipment erected or constructed thereon in pursuance of this permission shall be removed and the land fully reinstated for agricultural use within such period as may be agreed with the Director of Highways and Planning.
3. The proposed compressor, compressor driver and any associated generation equipment shall be enclosed with sound insulating material in accordance with a scheme to be approved by the Director of Highways and Planning before such machinery is brought into use.

Date **- 3 AUG 1995**

County Offices,  
Lincoln

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

CONDITIONS Cont'd

4. The proposed ground flare shall only be used as an emergency facility, during failure or maintenance of the proposed Off Gas Compressor. The proposed flare shall not be used as the normal means of disposing of excess gas outside such emergency situations.

The reasons for the conditions are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In order to ensure satisfactory restoration of the site, in the interests of the general amenity of the locality.
3. & 4.  
In order to prevent disturbance to local residents as a result of the proposed development.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollygate House, Houlton Street, Bristol BS2 9DJ). The Secretary of State has a power to allow a longer period for the giving notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

# Planning Permission

Name and address of applicant

Conoco (UK) Ltd  
Rubislaw House  
Anderson Drive  
Aberdeen  
AB2 4AZ

Name and address of agent (if any)

Conoco (UK) Ltd  
c/o Kvaerner John Brown Ltd  
20 Eastbourne Terrace  
LONDON  
W2 6LE

## Part I - Particulars of application

Date of application:  
20 May 1997

Application No.  
N/180/-907/97  
LCC Ref. No.  
(E)N180/0907/97

Particulars and location of development:

To install processing equipment to upgrade existing gas terminal at land within the existing Theddlethorpe Gas Terminal, Theddlethorpe St Helen

## Part II - Particulars of decision

The Lincolnshire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. In the event of supplies of natural gas ceasing to be received on any part of the site, all buildings, plant or equipment erected or constructed thereon in pursuance of this permission shall be removed and the land fully reinstated for agricultural use within such period as may be agreed with the Director of Environmental Services.

The reasons for the conditions are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In order to ensure satisfactory restoration of the site, in the interests of the general amenity of the locality.

Date 29 JUL 1997

4th Floor, City Hall  
Beaumont Fee, Lincoln

# Planning Permission

Form P2

Name and address of applicant  
Mr & Mrs J. Smith  
10, Green Lane  
London W1A 1AA

Name and address of authority  
Bristol City Council  
Planning Department  
Hollington House  
Hollington Drive  
Bristol BS2 9DJ

## Part I - Particulars of application

Date of application: 20 May 1991  
Description of development:  
To erect a new building on the site of the existing building for use as a shop and offices.  
The site is situated at the rear of the existing building and is bounded on the north and east by the existing building and on the south and west by the existing building.

## Part II - Particulars of decision

The Bristol City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I subject to the following conditions:  
1. The development must be begun not later than the expiration of five years beginning with the date of this permission.  
2. In the event of a change of natural gas causing to be worked on any part of the site, all buildings, plant or equipment situated on or connected therewith in pursuance of this permission shall be removed and the land fully restored to agricultural use within such period as may be agreed with the Director of Environmental Services.  
This notice is given in pursuance of the provisions of the Town and Country Planning Act 1990.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ). The Secretary of State has a power to allow a longer period for the giving notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

## Planning Permission

Name and address of applicant

Conoco (UK) Ltd  
Rubislaw House  
Anderson Drive  
Aberdeen  
AB2 4AZ

Name and address of agent (if any)

Kvaerner Process (UK)  
20 Eastbourne Terrace  
LONDON  
W2 6LE

### Part I - Particulars of application

Date of application:  
25 March 1998

Application No.  
N/110/563/98  
LCC Ref. No.  
(E)N110/0563/98

Particulars and location of development:

To erect a 2m high vent at LOGGS Valve Pit, adjacent to Theddlethorpe Gas Terminal, Theddlethorpe St Helen

### Part II - Particulars of decision

The Lincolnshire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. In the event of supplies of natural gas ceasing to be received all plant and equipment erected or constructed in pursuance of this permission shall be removed and the land fully reinstated for agricultural use within such period as may be agreed with the Director of Highways and Planning.

The reasons for the conditions are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In order to ensure satisfactory restoration of the site, in the interests of the general amenity of the locality.

Date 10 JUN 1998

4th Floor, City Hall  
Beaumont Fee, Lincoln

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ). The Secretary of State has a power to allow a longer period for the giving notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
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# LINCOLNSHIRE COUNTY COUNCIL

## DELEGATED REPORT

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 2015

**PROPOSAL: APPLICATION FOR PRIOR NOTIFICATION OF PROPOSED  
DEMOLITION**

**LOCATION: THEDDLETHORPE GAS TERMINAL, THEDDLETHORPE**

VALID DATE: 26 November 2019

LCC Ref No. PL/0180/19

Application No. N/180/02232/19

### **CASE OFFICER REPORT AND RECOMMENDATION**

#### Background

1. The Theddlethorpe Gas Terminal (TGT) site was commissioned in 1972 following the grant of outline planning permission (Ref: LR.563.69 on 26 March 1970) and is a mature natural gas gathering and processing facility that was originally built to receive gas from the offshore Viking gas production installation in the Southern North Sea. The site has subsequently been expanded to include processing facilities for a further four gas systems, these being:
  - Lincolnshire Offshore Gathering System (LOGGS);
  - Pickerill;
  - Caister Murdoch System (CMS); and
  - Saltfleetby onshore gas fields.
2. The site received natural gas from the above gas fields and processed it by removing water and heavier hydrocarbons so it met the required specification for entry and distribution via the National Grid network. The site was operational until 15 August 2018 when production ceased from the Viking, LOGGS and CMS areas and the gas produced by the Pickerill field was serviced by another facility in Norfolk. These changes have removed the need for an onshore gas processing at TGT and so it is being decommissioned and demolished.
3. The project to decommission the TGT is to be undertaken in four phases:
  - Phase 1 - Final Clean and Disconnect
  - Phase 2 - Demolition
  - Phase 3 - Remediation
  - Phase 4 - Restoration

4. Phase 1 has been carried out since August 2018 and has focused on decommissioning and cleaning the seaward infrastructure so as to achieve a hydrocarbon free status in readiness for the Phase 2 demolition works. This has involved flushing and purging all pipelines of hydrocarbons, the removal of bulk sludges within tanks and vessels and the draining and removal of diesel and lubricating oils from equipment. These works were scheduled for completion by late December 2019.
5. Phase 2 is the main demolition phase and involves the dismantling and removal of the TGT infrastructure and buildings down to the lowest concrete slab/ground level. It is anticipated that the demolition works would commence in January 2020 and be completed over an 18 month period with the completion of works expected in circa July 2021.
6. In accordance with the requirements of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 the applicant submitted a prior notification application on 26 November 2019 advising of the proposed demolition works. Having considered the information contained within the notification, the Mineral Planning Authority was of the opinion that prior approval would be required in this case. Consequently, the application would be considered as a prior approval application and so, in accordance with Condition B.2 (vii)(bb) of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 the development must not begin until such approval is given.
7. The application is supported by a 'Demolition Method Statement' that provides details of the proposed demolition and remediation works to be undertaken as part of Phase 2 and Phase 3. This statement contains details of the various proposed works under a series of headings with further management, amelioration, mitigation and risk assessment details for each given therein. These are summarised as follows:

#### Demolition Methodology

- Site dismantlement specification (Phase 2) – Removal of above ground structures including pipework, tanks, bunding and technical buildings supporting pipework, tanks, cabling etc;
- Crushing of inert demolition material (Phase 3) – Removal of hard surfaces (concrete and tarmac) and gravel surfaces; and
- Backfill of cable trenches.

#### Project Management Arrangement

- Timing and duration of works – commencing January 2020 with target finish date July 2021;
- Site staff requirements – predicting that between 25 to 40 personnel would be required and identifying roles and responsibilities of operatives engaged in the demolition and ;
- Security arrangements – security for the site would be 24 hour cover;

- Welfare arrangements – Temporary welfare facilities for personnel will be erected at the site to provide site office, toilets, changing rooms etc;
- Excepting security working hours are proposed as follows:
 

|                      |                    |
|----------------------|--------------------|
| Monday to Thursday   | 07:00 - 19:00;     |
| Friday and Saturday  | 07:00 - 16:00; and |
| Sunday/Bank Holidays | None               |
- Equipment and plant – limited to that necessary to carry out the required works. All machinery shall be certified, serviced and maintained and records kept for inspection at any time.

### Services

Excepting electricity, that would require the use of on-site generators, all other utilities would be isolated from the proposed areas scheduled for demolition.

### Health & Safety

It is the responsibility of the demolition contractor who would produce a Health and Safety Management plan and a Construction Phase Plan for the works. No works shall commence until the Construction Phase Plan has been produced and shall contain the following information

- Control of Work to include site induction and site rules, procedures in identifying and removal of hazardous substances, accident management and reporting etc;
- Access and egress of the site of all personnel and vehicles;
- Identified hazards and management, including stored energy, asbestos, residual hydrocarbon product, NORM/Mercury/Benzene; and
- Person Protective Equipment – all operatives and visitors will be required to wear PPE appropriate for the operations being inspected or implemented.

### Environmental Management

It is the responsibility of the demolition contractor to ensure all work is carried out in an environmentally responsible manner and that all practical steps are taken to comply with the detailed Demolition Environment Management Plan that seeks to minimising the potential impact on all aspects of the environment including:

- Prevention – ground contamination and surface water quality;
- Impacts (amenity) - air quality, noise and vibration ;
- Impacts (ecology) – biodiversity; and
- Waste management.

The Demolition Environment Management Plan would include a Complaints Procedure for receiving and addressing concerns of the local community.

### Traffic Management

Access to the site would be managed through the existing access roads off the A1031. The Traffic Management Plan would ensure that all HGV movements would be staggered to minimise impact on the local roads. All HGV movements would be scheduled to avoid school arrival/departure times and times of peak commuter traffic. The route to and from the site would not use minor roads and routes through residential areas. Should adverse weather conditions result in poor ground conditions on site a wheel wash facility will be employed to prevent extraneous deposits on the highway. A weighbridge would be used to ensure that no HGV would be overloaded prior to entering the public highway. All HGV's would be covered by netting or sheeting prior to entering the public highway. There will be no HGV's waiting to access the site on the public highway. The existing car park will be used for parking of light vehicles.

- The average daily number of HGV movements during dismantlement works would be between 10 and 20; and
- Approximately 30 light vehicles associated with site operatives would access the site daily.

The following matters were also addressed as further information:

#### Public Rights of Way

- Risk Assessment drafted in relation to Public Footpath 253, which sets out proposals for ensure the safety of users of the Public Right of Way for the duration of the proposed demolition.

#### Community Engagement

Chrysoar provided Theddlethorpe St Helens Parish Council with a Briefing Note on the proposal with contact details and offered to join the Parish Council to discuss the planned works.

#### Restoration

8. Following the completion of Phases 2 and 3 the site would be then be restored (Phase 4) and back-filled with topsoil and returned to a minimum of Grade 3 agricultural land in accordance with the various planning permissions covering the footprint of the TGT site.

#### Site and Surroundings

9. TGT is located approximately 1 km south-east of the village of Theddlethorpe St. Helen, 2.5 km north-west of the holiday resort of Mablethorpe, and 1.2 km west of the North Sea. The site covers an area of approximately 24.3 hectares. The site is bordered to the north and west by agricultural land, to the north-east/east by Crook Bank drainage dyke with agricultural land beyond, and to the south by Mablethorpe Cut drainage dyke, National Grid Gas Terminal and residential properties.

## Results of Consultation and Publicity

10. Consultation is not a statutory requirement with regards to this type of Prior Approval application however, in this instance, it was considered appropriate to engage and consult with external regulatory authorities and interested parties who may wish to make representation. The following comments have been received in response to this consultation exercise:
  - (a) East Lindsey District Council and Environmental Health Officer – has no objections provided that the demolition and restoration of the site is undertaken in accordance with the Demolition Method Statement.
  - (b) Health and Safety Executive – has no comment to make but requested that an Informative be attached relating to the Building Act 1984.
  - (c) Highways & Lead Flood Authority (Lincolnshire County Council) - do not wish to restrict the grant of permission.
  - (d) Countryside Access (Lincolnshire County Council) – is satisfied that suitable measures are taken to control risk to the public.

The following persons/bodies were also consulted on 4 December 2019 but no comments/response had been received within the consultation period or by the time this report was prepared:

Theddlethorpe St Helens Parish Council  
Environment Agency.

11. The applicant has confirmed that a site notice was posted in accordance with the requirements of B.2(b)(iv) of Part 11 of Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015 on 19 November 2019.

## Conclusions

12. The Theddlethorpe Gas Terminal (TGT) has received natural gas from the off-shore gas fields of the Southern North Sea and more recently the on-shore gas fields of Saltfleetby to the north-west (currently not producing). In recent years the off-shore reserve has dwindled to such an extent that three of the areas have now ceased production and been de-commissioned with the fourth now being principally serviced in Norfolk. As a consequence, TGT is being decommissioned and works have already taken place to clean and purge the site and infrastructure of hydrocarbons in readiness for demolition. Consistent with the requirements of the various planning permissions relating to TGT the site once all demolition works have been completed the site would be restored back to a greenfield site, in this instance Grade 3 agricultural land.
13. The applicant has submitted a prior notification application and provided a Demolition Method Statement that outlines the proposed methodology and

timescales for achieving the removal and demolition of the superstructures that contained, processed and were used to transport hydrocarbons and the ground-works to remediate that TGT site. Having reviewed the submitted details, and taking into account the views of those consultees that have responded, the Mineral Planning Authority is satisfied that the detail within the Demolition Method Statement is sufficient to protect the environment and the amenity of surrounding land users during the proposed works.

I therefore recommend prior approval be granted subject to the following conditions:-

1. The proposed demolition shall be carried out in accordance with the following documents:
  - Theddlethorpe Gas Terminal – ‘Demolition Method Statement’ date stamped received 21 November 2019; and
  - ‘Risk Assessment for the Impact of Increased Traffic during TGT Demolition on Public Footpath 253’ date stamped received 07 January 2020.

*Reason: To ensure that the environment and the amenity of surrounding land users is protected*

2. Demolition shall be carried out within five years from the date of this notification.

*Reason: Condition B.2 (viii)(aa) and (ix)(aa) of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015*

3. Following the completion of the demolition and remediation works subject of this approval, the site shall be restored to agricultural land in accordance with the requirements of planning permissions LR\0536\69, E\402\86, E\774\86, E\2220\90, E\1012\91, E\2143\91, E\1353\93, E\0933\95; E\0907\97 and E\0563\96.

*Reason: For avoidance of doubt*

## **Informative**

Attention is drawn to:

- i) H&SE e-mail dated 04 December 2019 stating that under the requirements of the Building Act 1984, if the premises being demolished are Special Premises which require a Fire Certificate under the HSW Act – Contact the Construction Division/Nottingham: formsadmin.nottingham@hse.gov.uk
- ii) In dealing with this application the Mineral Planning Authority has worked with the applicant in a positive and proactive manner by giving pre-application advice in advance of the application, seeking further information to address issues identified and processed the application efficiently so as to prevent any

unnecessary delay. This approach ensures the application is handled in a positive way to foster the delivery of sustainable development which is consistent with the requirements of the National Planning Policy Framework and as required by Article 35(2) of the Town & Country Planning (Development Management Procedure)(England) Order 2015.

|   |                 |
|---|-----------------|
| <b>Case Officer's Signature:</b>  | <b>Date:</b>    |
|  | 07 January 2020 |

Therefore, pursuant to the powers delegated to me by the County Council's Scheme of Delegation to Officers, planning permission is hereby granted for the above development subject to the above conditions.

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|---|----------------|
| <b>Authorised Delegated Officer's Signature:</b>                                  | <b>Date:</b>   |
|  | 7 January 2020 |