ROSSENDALE BOROUGH COUNCIL

**ITEM B3**

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| **Application Number:** | 2025/0025 | **Application Type:** | Full Planning Permission |
| **Proposal:** | Proposed erection of a Solar Farm, with a maximum generating capacity of approximately 750kWp AC, and a Private Wire Connection including solar photovoltaic panels, security fencing, CCTV cameras, underground cabling, inverters, environmental enhancement measures and other ancillary development. | **Location:** | Land East Of The Lanxess Urethanes Ltd Paragon Works Site Paragon Works Worsley Street Rising Bridge BB5 2SL |
| **Report of:** | Head of Planning and Building Control | **Status:** | For publication |
| **Report to:** | Development Control Committee | **Date:** | 1st April 2025 |
| **Applicant:** | Rossendale Valley Energy Ltd | **Expiry Date:** | 30th April 2025 |

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| **Contact Officer:** | **Claire Bradley** |
| **Email:** | **planning@rossendalebc.gov.uk** |

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| **REASON FOR REPORTING** | |
| **Outside Officer Scheme of Delegation** | **Major application** |
| **Member Call-In**<br>Name of Member:<br>Reason for Call-In: | |
| **3 or more objections received** | **3+ objections received** |
| **Other (please state):** | |

**HUMAN RIGHTS**

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

**Article 8**

The right to respect for private and family life, home and correspondence.

**Article 1 of Protocol 1**

The right of peaceful enjoyment of possessions and protection of property.

## 1. RECOMMENDATION

That planning permission be approved subject to the conditions within this report and any additional conditions required by the Council's Ecology Consultant.

## 2. APPLICATION SITE

This application relates to an area of land to the south east of the Paragon Works site. The site consists mainly of grassland with animals currently grazing it.

The site has gently sloping topography. The land slopes gently downhill from the eastern site boundary to the western site boundary. The eastern area of the site is bounded by a Public Right of Way (PRoW), the north western area of the site is bounded by a small watercourse, Woodnook Water, and a pre-existing mature tree belt and vegetation.

To the east of the site there are a number of dwellings and further to the south west of the site, there are a number of dwellings at a higher level.

Access to the site is from the access road to Paragon Works from Rising Bridge Road,

The site is situated close to Footpath FP1402045, which runs southwest, close to the eastern site boundary. Footpath FP1402060 runs south from the proposed developments southern boundary and Footpath FP1402059 is located approximately 325m at its closest point from the proposed developments southern boundary and travels in an easterly direction.

The site is located within Employment Allocation Policy NE5 of the Rossendale Local Plan 2019-2036.

## 3. RELEVANT PLANNING APPLICATION HISTORY

2023/0380 - Erection of 4 water holding tanks adjacent to two existing fire water tanks on an existing concrete plinth (Approved).

2023/0022/PREAPP - Proposed Paragon Works Solar Farm

## 4. PROPOSAL

The application has been submitted by Rossendale Valley Energy, a Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014, and having its registered office at Alliance, 18-20 Market Street, Bacup, OL13 8EZ. Rossendale Valley Energy is a not-for-profit mutual society whose mission is to help Rossendale residents live in warmer, healthier homes without extra cost and improve fuel security in a fair and affordable way.

Full planning permission is sought for:

- Solar PV panel arrays;
- Inverters mounted on the solar PV panel mounts;
- Switchroom;
- Intermittently spaced, pole mounted security cameras;
- Security fencing;
- Access to private road;
- Internal access tracks to the solar panels and key inverter locations;

- Underground cabling, including to the Paragon Works Site; and
- Additional biodiversity enhancements and additional screening provision.

The proposed development will provide the Lanxess Urethanes UK Ltd with renewable electricity through a private wire connection (PWC), with the remaining electricity exported onto the UK National Grid. The generated electricity would form part of Lanxess Urethanes' long-term green energy strategy.

The Proposed Development will supply an amount of electricity equivalent to approximately 25% of the annual energy needs of the Paragon Works Site, equating to approximately 570MWh. The remaining electricity would be exported onto the local distribution network to help support local energy demands, with export limited at the Paragon Works Site by the existing 750kVA transformer and a 200kW export limiting system.

## 5. SCREENING OPINION

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, a screening opinion was carried out by the Council, which deemed the development not to be EIA development.

## 6. POLICY CONTEXT

### National Planning Policy Framework

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 6 Building a Strong Competitive Economy
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 14 Meeting the Challenge of Climate change, flooding and coastal change
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and Enhancing the historic environment

### Development Plan

Local Plan Policies

SS: Spatial Strategy
SD1: Presumption in Favour of Sustainable Development
SD2: Urban Boundary and Green Belt
SD3: Planning Obligations
EMP1: Provision for Employment
NE5: Extension to Baxenden Chemicals site, Rising Bridge
ENV1: High Quality Development in the Borough
ENV2: Historic Environment
ENV3: Landscape Character and Quality
ENV4: Biodiversity, Geodiversity and Ecological Networks
ENV5: Green Infrastructure networks
ENV6: Environmental Protection
ENV8: Other forms of Energy generation

ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality
ENV10: Trees and Hedgerows
TR3: Road Schemes and Development Access

**Other material considerations**

National Planning Practice Guidance
National Design Guide
RBC Climate Change SPD

## 7. CONSULTATION RESPONSES

| Consultee | Summary of response |
|---|---|
| LCC Highways | No objection subject to recommended conditions and informative |
| Environmental Protection | No objection subject to recommended condition and informatives |
| Growth Lancashire | No objection |
| Environmental Health | No comment |
| RBC Economic Development | Support the proposed development |
| LCC Archaeology | No objection subject to conditions |
| LCC Public Rights of Way | No objection |
| LCC LLFA | No objection subject to conditions |
| United Utilities | No objection subject to conditions |

## 8. REPRESENTATIONS

To accord with the General Development Procedure Order a site notice was posted on 25.02.2025 and neighbouring properties were notified by letter sent out on 05.02.2025.

4 representations have been received all objecting to the development for the following reasons in summary:

- The development will likely be visible by the majority of Rising Bridge. This will completely ruin the natural beauty of the area. Houses along the A680, Underbank Rd, Worsley Street and the Lower Mill Cottages will have a particularly unsightly change in their views.

- Will be visible to nearby houses and affect character off the landscape. Will also affect local wildlife such as deer and other wildlife. Will also affect property values and people privacy because off the CCTV.

- Will be unsightly in a rural, quiet location.

- Harm to visual amenity.

- Harm to residential amenity.

- Harm to open space.

All material planning considerations from the comments received have been taken into account in the determination of this application.

## 9. ASSESSMENT

The main considerations in this case are as follows:

1) Principle;
2) Visual Amenity/Landscape Impact /Heritage Impact;
3) Residential Amenity;
4) Access, Parking and Highway Safety and Public Rights of Way
5) Land Contamination
6) Flooding and Drainage
7) Ecology

**Principle**

This parcel of land includes an area released from Green Belt as part of the Local Plan adoption process and is allocated in Policy NE5 as an extension to Baxenden Chemical Site, Rising Bridge.

Policy ENV8 relates to other forms of energy generation and states that the Council will take a positive approach to renewable energy proposals in the Borough, such as solar, subject to being satisfied that any negative impacts, including of any supporting infrastructure, can be minimised. Proposals for decentralised energy generation and distribution will be given positive consideration subject to their wider environmental impacts.

**Strategic Policy EMP1: Provision for Employment**

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| a) The net developable area will comprise no more than 4.40ha. | The proposed facility is to cover no more than 1.44ha. |
| b) Ecological surveys for the ponds and Woodnook Water are undertaken to ensure water quality and biodiversity are retained. | Relevant ecological surveys have been submitted alongside the assessment and will be assessed in the Ecology and Biodiversity section below. |
| c) Subject to the findings of the ecological assessments and a Tree Impact Plan and Tree Constraints Plan, which will be agreed prior to development taking place on site, any existing trees within the site will be retained where possible and opportunities identified for additional planting of native species trees to link with the adjoining woodland. | The section of the site that is part of this application does not contain any trees. |

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| d) | Access to the site is to be provided via the existing private road from Rising Bridge Road. Any increase in traffic generation would need to consider the possibility of a localised widening scheme along Rising Bridge Road, as well as some form of junction control required to deal with increased traffic generation near the local primary school. | The access is proposed to be taken from the existing private road. Comments have been received from LCC Highways and this will be assessed in the Access, Parking and Highway Safety section below. |
| e) | A site specific Flood Risk Assessment is undertaken, ensuring any adverse impacts are mitigated and a drainage study with drainage mitigation to ensure no drainage runoff. A sustainable drainage system shall be used as part of the green infrastructure through the site. | A site specific flood risk assessment has been submitted with the application. This will be assessed in the Flooding and Drainage section below. |
| f) | Any existing woodland within the site should be retained, maintained and enhanced. Opportunities for additional tree planting and habitat creation should also be explored, whilst not completely blocking views through the site. | Not applicable to this application. |

The Council seeks to provide sufficient employment land to meet the Borough's requirement provide 27 (gross) ha. This is made up of new employment allocations as well existing employment sites, with a total supply of 31 ha being available for new employment uses.

This land the subject of this application is allocated for new employment, adjacent to the existing employment facility, EE28 (known as Hollands Bakery and Baxenden Chemicals).

The allocation at NE5 is 4.92 ha gross total site area, and 4.40 ha net. This proposal would affect the employment land supply by 1.44 ha, reducing the amount of land available for new employment at NE5 to 3 ha.

Employment land is diminishing further and the latest monitoring figures up to 31 March 2023 shows that "*there was a net loss of employment land delivered (including offices, research and development as well as light industrial) of 0.01ha (or 1,059 m$^2$) in 22/23. Most of the losses related to the change of use of offices or light industrial units into other uses and loss of general industrial units*". Of particular note is the loss of more than 2,000 m$^2$ of land that was in use class B2 for general industrial uses.

**Policy NE5 – Extension to Baxenden Chemicals Site, Rising Bridge**

In terms of the criteria within Site Specific Policy NE5, comments are as follows:

Policy and allocation NE5 of the Local Plan is intended to enable the company on-site to invest in modernising and improving the processes and infrastructure within the existing complex. The intention of the policy is to enable the relocation of existing warehousing and / or workshops, allowing the warehousing to be more efficient and allow the expansion of the manufacturing plant into the areas vacated by the warehouse and workshops.

That is not what has been submitted as an application, and in that respect the development is at first glance contrary to the aims of Policy EMP1 and NE5.

However, the erection of solar panels acts as a form of on-site renewable energy generation which results in a modernisation and improvement of existing processes on-site, and the remainder (majority) of the land is still available to be used for the business to expand in the future if so required.

The generated electricity would form part of Lanxess Urethanes' long-term green energy strategy and would be directly utilised by the adjacent Paragon Works Site through a PWC. The development will supply an amount of electricity equivalent to approximately 25% of the annual energy needs of the Paragon Works Site, equating to approximately 570MWh. The remaining electricity would be exported onto the local distribution network to help support local energy demands.

This is beneficial as Lanxess Urethanes own an energy intensive business, requiring large quantities of energy to operate, leaving Lanxess Urethanes vulnerable to the severe impact of any unprecedented energy cost increases for electricity importations, potentially exposing the Paragon Work Site to fluctuating market prices. The energy cost savings and strong sustainability principles would improve the operational resilience of site operations, alongside the marketability and competitiveness of Lanxess Urethanes products.

The Proposed Development will have a maximum export capacity to the national grid of c.200kW. A solar farm of this size will generate and export approximately 185MWh of locally sourced renewable electricity to the national grid annually. This is equivalent to a typical annual demand of circa 64 UK households. In addition, the generation would represent c. 98 tonnes of $CO^2$eq avoided per annum, based on BEIS's "all fossil fuels" emissions statistic of 532 tonnes per GWh of electricity supplied from fossil fuel generators within the Digest of UK Energy Statistics Annual data for UK, 2020.

Future plans for the Paragon Works Site could see the chemical manufacturing facility transition to a 7 day working week, instead of the current 5 day working week, which could potentially increase the daily energy provision from the Proposed Development to the Paragon Works Site by approximately 10-15%. This would provide a predicted total of approximately 35-40% of the Paragon Works Site's daily energy usage, with the rest of the electricity exported onto the local distribution network.

Although not directly the type of development envisaged by the Rossendale Local Plan, the development nevertheless offers the opportunity to modernise the Paragon Works Site and support its longer term sustainability. Modernisation will directly benefit

Lanxess Urethanes, due to the development providing renewable electricity through a PWC, reducing the Paragon Works Site's reliance on electricity drawn from the national grid that brings uncertainty from fluctuating prices, negatively affecting Lanxess Urethanes competitiveness in the market.

Lanxess Urethanes have submitted a statement alongside this application advising of support for the development.

In conclusion, whilst the development will not in itself deliver any significant level of new or additional employment other than that required for servicing and maintenance, by investing in a type of development which is complimentary to the ongoing and long-term economic wellbeing of the existing plant, and in a manner which is supported by the broader net zero intentions of the Rossendale, the development potentially could be considered to satisfy the overall intentions of Policy NE5.

A balancing exercise will be conducted at the end of this report in respect of the above.

**Visual Amenity / Layout and Design / Heritage Impact**

Paragraph 135 of the Framework states that planning decisions should ensure that developments:

a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

In relation to the historic environment Section 16 of the Framework states *local planning authorities should take account the desirability of new development making a positive contribution to local character and distinctiveness and the desirability of sustaining and enhancing the significance of heritage assets.*

Paragraph 210 of the National Planning Policy Framework requires that *when determining applications affecting heritage assets local planning authorities should take account of:-*

*a) the desirability of sustaining and enhancing the significance of those assets and putting them to viable uses consistent with their conservation;*
*b) the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and*
*c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Policies ENV1 and ENV2 of the Rossendale Local Plan state that all proposals for new development in the Borough will be expected to take into account safeguarding and enhancing the built and historic environment.

The site has a predominantly south facing slope with limited visibility towards Rising Bridge to the north, due to sloping topography, the existing on-site vegetation and the Paragon Works Site, which abuts the Site to the north and west. The existing mature tree belt pockets and hedgerows onsite will be enhanced, and new native hedgerow species planted to provide screening to residential receptors and the PRoW FP1402045. New native hedgerow is to be planted in targeted areas along the eastern, southern and northern site boundaries.

In terms of the site layout this will be as follows:

- Solar PV panels – Panels will be installed at an optimal angle, collecting the maximum available energy from the sun and be arranged on metal frames facing south, forming solar PV arrays as shown on the submitted drawings. The maximum height of the solar PV arrays will be approximately 3.2m, and the frames set approximately 800mm high to enable effective sheep grazing

- Site access – The Site will primarily be accessed from a newly created access point off the Paragon Works Site Access Road on the north eastern boundary of the development. Approximately 150m of new internal access track within the Site will be created to allow for potential maintenance and servicing works, as and when required. An additional site access point will be created on the development's south western boundary, to provide access for servicing or maintenance of the cable and infrastructure associated with the PWC, when needed;

- Construction compound – A hardstanding area is required for the delivery and assembly of solar PV array equipment. The hardstanding area will comprise of compacted hardcore measuring approximately 20m x 10m, and is to be located on the Site's north eastern boundary, adequately set back from the newly created site access point. The hardstanding area will be maintained throughout the lifetime of the project for maintenance and servicing purposes;

- Fencing – Security fencing will be deployed around the full perimeter of the solar PV arrays, to ensure that the panels and other plant within are not damaged or stolen, and to protect the health and safety of the public;

- Security – Security and monitoring systems, such as infrared motion detection systems and remote camera surveillance systems are proposed to be installed. All proposed CCTV cameras will face inwards, towards land within the application site boundary under the control of the Applicant. The security and

monitoring systems will be discrete, and no permanent security lighting is proposed as part of the development; and

- Grid connection and cabling – The PWC cable connecting the solar PV array to the Paragon Works Site will be buried underground, minimising visual impacts and following a specific Cable Route Corridor onsite, avoiding as far as possible hydrological and ecological impacts.

The solar PV panels are connected together in strings, to string inverters and switchgear to convert the electricity to grid quality AC power. Housings will protect these features from the outside weather and these features are located at intervals within the solar PV arrays, minimising cabling distances. The electrical connections will be contained in an enclosure building.

The solar panels will be located in relatively low lying land when compared to the surrounding residential properties, resulting in the proposed development site being relatively self-contained. There is existing screening on and around the site, with an area of new trees having been planted.

The Zones of Theoretical Visibility (ZTV) maps demonstrate the extent of likely theoretical visibility of the development, informing the extent of the study area, identifying those landscape and visual receptors that are likely to be negatively impacted, alongside visible areas of solar PV panels based on the maximum table height. The ZTVs are based on bare-ground, not accounting for the potential screening effects of intervening factors such as buildings, vegetation, recent modifications to landform, or weather conditions.

This has sought to ensure that the solar PV arrays, PWC and associated infrastructure can be accommodated into the local landscape, without generating significant adverse impacts to the landscape's sensitivity.

The Site's location adjacent to the Paragon Works Site and its allocation in the Rossendale Local Plan as an extension for further industrial use means that a degree of industrialisation of this landscape has already been accepted.

Whilst visible for neighbours overlooking the site, the location of the Proposed Development and the surrounding topography means that its visual impact beyond its immediate environs will be extremely limited, and the remainder of the site will still retain its agricultural function as grazing land for sheep.

Additional enhancements of landscape and ecological features within the site will also offer some screening in the future.

In view of the above, it is considered that in terms of visual amenity and impact on landscape character, the proposed development is in accordance with Policies ENV1, and ENV3 of the Rossendale Local Plan.

With regard to any impact on the historic environment, comments have been received the Council's heritage consultant (Growth Lancashire) as follows:

*The Heritage Assessment includes a 500m Study Area which includes 18 NDHAs recorded through the Lancashire Environment Record. There were no assets recorded within the site itself. A number of these are no longer visibly in situ or are of a distance*

*where there will be no impact on their significance or impact will be negligible. The sites which I will be assessing as NDHAs include: former Bridge Inn (Rising Bridge Inn), Rising Bridge Mill, Hope Mill (Industrial Mill) and The Farmer's Glory (now Anar Kali Indian Restaurant) Round Hill, Haslingden. The site is also near to the Grade II listed Church of St John the Evangelist.*

*The application site covers an area of approximately 1.44 hectares. A 2-metre-high fence constructed from galvanised netting and timber posts will be erected around the site. Six security cameras standing 4 metres high will be installed in various locations. Other associated works will be introduced to the site.*

*In respect of the Non Designated Heritage Assets (NDHA's), P.216 requires the LPA to consider two aspects:*

*- The significance of the NDHA, and*
*- The scale of the harm or loss*

*Unlike in the case of designated assets, LPAs are only required to carry out a simple weighing exercise of those material matters and that any impact (which carries no statutory duty on behalf of the LPA) should be considered against the merits of the whole application. As NDHA's, I can only afford a low significance to the building.*

*From a heritage perspective whilst the buildings can only be awarded low value or significance, I am mindful that the objective of Chapter 16 of the NPPF is to preserve heritage, and the LPA will need to consider this in its planning balance.*

*Whilst there are a number of NDHAs surrounding the application site, there is generally intervening development/distance between the sites helping to visually obscure the solar farm from their setting. There may be some minor shared views between Rising Bridge Mill, Hope Mill (Industrial Mill) and the proposed scheme; however, these views will be minimal and as NDHAs, only afforded a low significance any harm as a result of the proposal will be negligible. There will be no notable shared views between The Farmer's Glory (now Anar Kali Indian Restaurant), the former Bridge Inn and the proposed scheme.*

*Historic England's advice on setting is contained in its Planning Note 3 (second edition) entitled The Setting of Heritage Assets (2017), which describes the setting as being the surroundings in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas which have public access. Whilst setting is often expressed by reference to visual considerations, it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated.*

*The site is also near to the Grade II listed Church of St John the Evangelist. However, distance between the two sites and intervening development mean that there are no notable shared views between the listed building and the application site and as such there will be no impact on its setting.*

*Conclusion / recommendation*
*As I am required to do so, I have given s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 considerable weight in my comments. In respect of the NDHA's, I have provided a balanced judgement in my comments in order to meet the general aim of the national guidance to preserve heritage.*

*I consider the proposed scheme will meet the statutory test 'to preserve' causing no harm to the contribution made by the setting to the significance of the listed building. In respect of any impact to the setting of the NDHAs, any harm as a result of the proposal will be negligible.*

*As such the proposal complies with the objectives contained in Chapter 16 of the NPPF and the Local Plan LCP11 and I raise no objections from a heritage perspective.*

In terms of the impact on non-designated heritage assets, there are no notable shared views between these and the application site and in terms of impact on designated assets, the distance between the site the listed church and intervening development mean that there are no notable shared views between the listed building and the application site and as such there will be no impact on its setting.

As such, the scheme is in accordance with Section 16 of the Framework and Policy ENV1 and ENV2 of the Rossendale Local Plan.

**Residential Amenity**

The Framework advises that Planning policies and decisions should ensure that developments:

"*Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*"

Policy ENV1 of the Local Plan states that all proposals should take account of the following:

"c) *Being sympathetic to surrounding land uses and occupiers and avoiding demonstrable harm to the amenities of the area*

*d) The scheme will not have an unacceptable adverse impact on neighbouring development by virtue of it being overbearing or oppressive, overlooking or resulting in an unacceptable loss of light:- nor should it be adversely affected by neighbouring uses and vice versa."*

Documents submitted alongside the application include a noise assessment and within the Planning Statement, a statement about glint and glare.,

The Noise Impact Assessment concluded that based on a worst-case scenario, predicted noise resulting from the Proposed Development would not exceed the existing background noise levels during daytime and night-time periods. In terms of BS 4142, the assessed noise level is below the level of adverse impact.

Solar PV arrays, can potentially cause direct solar reflections, affecting residential properties and those receptors travelling along nearby roads, known as glint and glare. Typically, those receptors to the east or west of a solar PV array would be most affected, with effects occurring during sunrise or at sunset as the suns position is lower in the sky, predominantly during very specific climactic conditions.

The Site's sloping topography enables the Site to be considered relatively self-contained, alongside the industrialisation of the local landscape's character due to the adjacent Paragon Works Site, and the additional native hedgerow planting ensuring that receptors are unlikely to be adversely impacted by the effects of glint and glare.

Subject to appropriate conditions, the proposed development will not impact significantly on the residential amenity of nearby occupiers and is in accordance with Policy ENV1 and the Framework.

**Access, Parking and Highway Safety and Public Rights of Way**

In terms of impact on access, parking and highway safety, the site is accessed from the private access road to Lanxess Urethanes site, via a newly created access point.

LCC Highways have commented as follows:

*Access*
*The submitted documentation indicates that the Site will be principally accessed from a newly created site access point, which will connect onto the Paragon Works Site Access Road. This private access road is controlled by a locked security gate.*
*The Paragon Works Site Access Road connects to the A56 and A680 via Rising Bridge Road. Subject to an acceptable Construction Management Plan the Local Highway*
*Authority is of the opinion that the proposed access arrangements for the development during the construction period is acceptable.*

*It is noted that a PRoW (Footpath 402045) runs parallel to application site. The applicant should note that the granting of any planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.*

*Impact on surrounding highway network.*
*I have reviewed the Lancashire County Councils five year data base for Personal Injury Accident (PIA) and Crashmap.co.uk. On investigation of all the details recorded, the incidents recorded within the vicinity of the development and on the proposed access routes follow no pattern with regards to positioning or time and appear to be of a nature that would not be worsened by the proposed development.*

*When taking into consideration all the information presented within the submitted documentation, I am of the opinion that the level of traffic generated from the construction phase and the development once operational at this location would not have an unacceptable impact on the surrounding highway network.*

*Conclusion*
*Lancashire County Council's Highways Development Control team have no objection to the proposed development at this location and is of the opinion that the proposals should have a negligible impact on highway safety and capacity within the immediate vicinity of the site, subject to recommended conditions.*

The Highway Authority are satisfied that subject to recommended conditions, the proposed development is acceptable in terms of access parking and highways safety.

**Public Rights of Way**

LCC Public Rights of Way Team have commented as follows:

*Lancashire County Council Public Rights of Way Team raises no objection to be above application as the solar farm will not cause a significant effect to footpath FP1402045 and FP1402060, recorded along the southern boundary of the proposed site, as shown on the attached plan.*

As such, it is considered that the proposed development, with the recommended conditions, is in accordance with the Rossendale Local Plan and the Framework.

**Land Contamination**

Policy ENV6 of the Rossendale Local Plan states:

*"Development which has the potential, either individually or cumulatively, to result in pollution that has an unacceptable impact on health, amenity, biodiversity (including designated sites), air or water quality, will only be permitted if the risk of pollution is effectively prevented or reduced and mitigated to an acceptable level"*

The Council's Environmental Protection consultee has responded as follows:

*With regards to contaminated land, the field where the proposed panels and track will be located probably wouldn't have attracted much attention from the LPA. The proposed incoming supply area and cable route however cross several potential issues including historical landfill site and former industry including chemical works.*

*Risks to site end users are unlikely to be high but as a minimum construction workers and waste materials require attention. For these reasons I recommend the standard contaminated land conditions to ensure any significant issues are flagged and addressed accordingly*

Subject to the inclusion of appropriate conditions requiring an investigation and risk assessment, and a condition requiring a verification report prior to first use or occupation, the development will ensure that any risk of pollution is effectively prevented or reduced and mitigated to an acceptable level and is in accordance with Policy ENV6.

**Ecology, Trees and Biodiversity Net Gain**

***Biodiversity Net Gain***

A metric and supporting BNG report has been provided, the report shows the development will result in a net gain of biodiversity at the site of 56% on-site.

The Council's consultant Ecologist has not yet provided comments on the proposal.

Should approval for the development be granted, the statutory BNG condition will be applied to the approval and will require discharging prior to development work commencing.

Policy ENV3 of the Local Plan advises that:
*"The Council will expect development proposals to conserve and, where possible, enhance the natural and built environment, its immediate and wider environment, and take opportunities for improving the distinctive qualities of the area and the way it functions."*

*"Policy ENV4 Biodiversity, Geodiversity and Ecological Networks states:*
*"Development proposals that have potential to affect a national or locally-designated site, as shown on the Policies Map and its immediate environs, or on protected habitats or species, will be expected to be accompanied by relevant surveys and assessments detailing likely impacts. A sequential approach should be followed to avoid harm and where possible enhance biodiversity, and where not possible, provide appropriate mitigation and, as a last resort, on and off-site compensatory measures to offset the impact of development".*

*All development proposals should seek to protect and enhance biodiversity, and will be requested to quantify any net gains".*

This application site is currently identified as modified grassland with little ecological value.

Section 5 of the Ecological Impact Assessment details a number of mitigation and compensation measures in relation to Great Crested Newts and Hedgehogs at 5.1, and recommended enhancement measures at 5.2.

Subject to conditions relating to the measures detailed above and the statutory BNG conditions, the proposal is acceptable in terms of ecology and biodiversity and in accordance with Policies ENV3 and ENV4 of the Rossendale Local Plan.

Any further comments from the Council's Ecology Consultant GMEU will be reported in the update report to Committee.

**Flooding and Drainage**

The application has included a Flood Risk Assessment and Drainage Strategy. The Executive Summary states as follows:

*The FRA considers the risk of flooding to, and arising from the Proposed Development from surface water, tidal / fluvial, groundwater, reservoir, and sewer flooding. There was found to be no risk resulting from groundwater, reservoir, or sewer flooding, based on Environment Agency (EA) flood mapping and local FRAs.*

*The Site sits entirely within Flood Zone 1, despite the close proximity to the watercourse Woodnook Water to the north, there is not expected to be any risk resulting from fluvial sources to the Proposed Development. It is recommended to include mitigation in the form of drainage to ensure there are no significant adverse impacts on fluvial flooding.*

*EA flood mapping indicates some areas within the site boundary that are currently at risk of surface water flooding. There is no infrastructure planned within the area at greatest risk of surface water flooding, while any flooding predicted to occur within the planned solar PV arrays area is defined by depths below 30cm and is not predicted to be a risk to the Proposed Development. It is recommended that mitigation is employed to reduce the risk of flooding and ensure the Proposed Development does not generate any significant adverse impacts. There are not predicted to be any changes to the greenfield run off rates for the Site.*

*Swales and other sustainable drainage features are recommended to ensure the risk of surface water flooding is reduced; this mitigation should also account for climate allowances. Drainage features should promote infiltration and channel flow away from the solar PV panel areas. These areas should remain vegetated to reduce the risk of erosion. Based on the mitigation recommended, there is not expected to be any residual flood risk resulting from the Proposed Development.*

In terms of Drainage and Surface Water Management the FRA states as follows:

*The drainage hierarchy promotes infiltration followed by release of surface water to a water course. Swales should in incorporated into the design to collect and move water away for the area containing the solar PV panels and towards the Woodnook Water.*

*It is important that vegetation cover is maintained within the swales and under the solar PV panels to prevent erosion and channels forming that may increase flood risk downstream. These features should mimic the natural flow paths and be constructed in line with the CIRIA SuDS manual16. Swales should be constructed in low lying areas to take advantage of the natural topography. Check dams can also be incorporated in swales to slow the flow of water and reduce the impact of increased rainfall on areas currently marked as at risk of surface water flooding.*

*It is also recommended that a larger swale or retention pond is incorporated into the area adjacent to the Woodnook Water. This area is affected by frequent surface water flooding and all water from the solar PV array area will drain in this direction. By incorporating SuDS water retention, it is expected that the overall flood risk downstream of the Site will be reduced. This will also ensure increases in rainfall over the course of the lifespan will be suitably contained during storm events and follows the drainage hierarchy principles.*

*Maintaining vegetation cover will mean there is no loss of land during dry periods. Vegetation will also ensure natural filtration of any runoff and contributes to slowing down flow and promoting infiltration.*

LCC Local Lead Flood Authority have commented that they have no objection to the proposal subject to a condition requiring the development to be carried out in accordance with the submitted Flood Risk Assessment

However, despite the FRA and Drainage Strategy being submitted, United Utilities have commented recommending a condition requiring details of a sustainable surface water drainage scheme and a foul water drainage scheme is submitted and approved prior to commencement of development.

Considering the information submitted, the nature of the development and the comments from the LLFA, and the fact that there would be no foul water drainage from

the site, it is considered that it would be unreasonable to include a pre-commencement condition requiring further submission of details.

The development as submitted is acceptable and subject to appropriate conditions recommended by the LLFA, the development is in accordance with Policies ENV1 and ENV9 of the Rossendale Local Plan.

**Balancing Exercise**

***Harm Caused by the Development***

Employment land is diminishing further and the latest monitoring figures up to 31 March 2023 shows that "*there was a net loss of employment land delivered (including offices, research and development as well as light industrial) of 0.01ha (or 1,059 m$^2$) in 22/23. Most of the losses related to the change of use of offices or light industrial units into other uses and loss of general industrial units*". Of particular note is the loss of more than 2,000 m$^2$ of land that was in use class B2 for general industrial uses.

Policy and allocation NE5 of the Local Plan is intended to enable the company on-site to invest in modernising and improving the processes and infrastructure within the existing complex. The intention of the policy is to enable the relocation of existing warehousing and / or workshops, allowing the warehousing to be more efficient and allow the expansion of the manufacturing plant into the areas vacated by the warehouse and workshops.

In that respect the development is on the face of it contrary to Policy EMP1 and NE5, due to the loss of 1.44 ha of allocated employment land – however, given that the proposals will entail significant energy security and operational improvements to the existing facility on site, only moderate weight is afforded to the harm identified above.

***Benefits generated by the Development***

Environmental Benefits

The environmental benefits generated by the development include:

The erection of solar panels acts as a form of on-site renewable energy generation which results in a modernisation and improvement of existing processes on-site at Lanxess Urethanes, and the remainder of the land is available to be used for the business to expand in the future if so required (3 Ha).

The Proposed Development will have a maximum export capacity to the national grid of c.200kW. A solar farm of this size will generate and export approximately 185MWh of locally sourced renewable electricity to the national grid annually. This is equivalent to a typical annual demand of circa 64 UK households. In addition, the generation would represent c. 98 tonnes of CO2eq avoided per annum, based on BEIS's "all fossil fuels" emissions statistic of 532 tonnes per GWh of electricity supplied from fossil fuel generators within the Digest of UK Energy Statistics Annual data for UK, 2020.

The proposed development will make a meaningful and valuable contribution to cutting greenhouse gases and to meeting the UK's renewable targets, providing a safe and clean source of energy.

In addition, there is a 56% increase in biodiversity from the site delivered by this development.

Having regard to the above, significant weight is afforded to the environmental benefits of the proposals.

Economic Benefits

There are economic benefits to the scheme both in terms of the Government aims in the NPPF to build a strong and competitive economy and the Climate Change Act, and through the additional construction jobs created during the construction and decommissioning phases.

The generated electricity would form part of Lanxess Urethanes' long-term green energy strategy and would be directly utilised by the adjacent Paragon Works Site through a PWC. The development will supply an amount of electricity equivalent to approximately 25% of the annual energy needs of the Paragon Works Site, equating to approximately 570MWh. The remaining electricity would be exported onto the local distribution network to help support local energy demands, with export limited at the Paragon Works Site by the existing 750kVA transformer and a 200kW export limiting system.

This is beneficial as Lanxess Urethanes own an energy intensive business, requiring large quantities of energy to operate, leaving Lanxess Urethanes vulnerable to the severe impact of any unprecedented energy cost increases for electricity importations, potentially exposing the Paragon Work Site to fluctuating market prices. The energy cost savings and strong sustainability principles could improve the operational resilience of site operations, alongside the marketability and competitiveness of Lanxess Urethanes products.

Moderate weight is afforded to the above benefits.

## 10. CONCLUSION

It is considered that the proposed benefits of the scheme detailed above clearly outweigh the relatively small loss of part of the employment land allocation. The remainder of the allocation would still be available for future expansion of the company if required.

Subject to appropriate conditions, the proposed development is acceptable and in accordance with the Rossendale Local Plan and the Framework.

## 11. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following:

Application form received 29.01.2025
Drawing No: 8594-DRW-DES-0001 - Site Location Plan received 29.01.2025
Drawing No: 8594-DRW-PLN – Proposed Viewpoint Locations received 29.01.2025
Drawing No: 8594 – Designated Heritage Assets received 29.01.2025
Drawing No: 8594-DRW-DES-0002 - Transport Plan received 29.01.2025
Drawing No: 8594-DRW-DES-0003 - Cultural Heritage Designations received 29.01.2025
Drawing No: 8594-DRW-DES-0004 - Environmental Designations received 29.01.2025
Drawing No: 8594 - Non-Designated Heritage Assets received 29.01.2025
Drawing No: Drawing No: 8594-OS 1849 6-INCH – Historical Map received 29.01.2025
Drawing No: 8594-OS 1911 25-INCH. – Historical Map received 29.01.2025
Drawing No: 8594-OS 1947 25-INCH. – Historical Map received 29.01.2025
Drawing No: LAN-0005_05 - Lanxess Solar Layout received 29.01.2025
Drawing: Enclosure Designs received 05.02.2025
Drawing: Fencing and Security Details received 05.02.2025
Drawing: Sunfixings Layout MC3195.A received 05.02.2025
Appendix B - Lanxess Solar Farm ECIA received 29.01.2025
Appendix C - Cultural Heritage Assessment received 29.01.2025
Appendix D - 0279_Paragonworkssolar_Ms_V2-1_20241021 (Noise Impact Assessment) received 29.01.2025
Appendix E - LKC 23 1707-A1-PRA – Preliminary Risk Assessment received 29.01.2025
Appendix F - Paragon Works Solar Farm Flood Risk Assessment and Drainage Scheme received 29.01.2025
Appendix G - Letter of Support From Lanxess Urethanes received 29.01.2025
BNG Supporting Documents For The Paragon Works Solar Development received 29.01.2025
The Statutory Biodiversity Metric Calculation Tool received 05.02.205

Reason: To define the permissions and in the interests of the proper development of the site.

3. Construction works and decommissioning works shall not take place outside the following hours:
   Monday to Friday 08:00 to 18:00
   Saturday 08:00 to 13:00
   Construction or decommissioning works shall not take place on Sundays, or Bank / Public Holidays.
   Access and egress for delivery vehicles relating to construction / decommissioning shall be restricted to the working hours indicated above.

Reason: to ensure that site working only takes place during normal working hours in order to restrict the times during which any disturbance and nuisance may arise.

4. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
   - 24 Hour emergency contact number;
   - Details of the parking of vehicles of site operatives and visitors;
   - Details of loading and unloading of plant and materials;

- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (pedestrians and cyclists);The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Construction vehicle routing;

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

5. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety.

6. Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:
   (i.) A Preliminary Risk Assessment report (phase 1), including a conceptual model and a site walk over survey;
   (ii.) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and
   (iii.) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

Reason: To ensure risks associated with land contamination and mitigated and to prevent pollution.

7. Pursuant to condition 6 and prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure risks associated with land contamination and mitigated and to prevent pollution.

8. No development, site clearance/preparation, or demolition shall commence until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the local planning authority. The programme of works shall include an initial phase of geophysical survey and trial trenching, as well as the compilation of a report on the work undertaken and the results obtained. These works should aim to establish the presence or absence of buried archaeological remains and their nature, date, extent and significance. If remains are encountered then a subsequent phase of impact mitigation and a phase of appropriate analysis, reporting and publication shall be developed and a further written scheme of investigation submitted to and agreed with the local planning authority before development commences. Copies of all reports should be deposited directly with the Lancashire Historic Environment Record. All archaeological works shall be undertaken by an appropriately qualified and experienced professional archaeological contractor and comply with the standards and guidance set out by the Chartered Institute for Archaeologists (CIfA), including the deposition of archives. The development shall be carried out in accordance with the agreed details.

Reason: To ensure and safeguard the investigation and recording of matters of archaeological/historical importance associated with the development.

9. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment and surface water sustainable drainage strategy (Appendix F - Paragon Works Solar Farm Flood Risk Assessment and Drainage Scheme-v1.0, date of issue 09/01/2025).

   The measures shall be fully implemented prior to the first use of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and Policy ENV9 of the adopted Rossendale Local Plan 2019 to 2036.

10. No external lighting, including lighting required for construction and decommissioning, shall be installed at the site until such time as a lighting strategy for biodiversity has been submitted to and approved in writing by the local planning authority. All external lighting shall be installed in accordance with the details agreed in the strategy and shall be maintained thereafter in accordance with the

agreed details, subject to any such variation that may be agreed with the Local Planning Authority. No additional external lighting shall be installed without prior written consent from the local planning authority.

Reason: To avoid harm to any wildlife, and to protect the biodiversity of the site.

11. The planning permission hereby granted shall be limited to a period of 30 years commencing from the date electricity generated by the solar panels is first exported to the National Grid. At the end of this 30-year period, the development shall be removed, and the land restored to its previous agricultural use in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority unless a further application for planning permission has been sought and granted.

Reason: The proposed development has an operational lifespan of 30 years and following this period (or a shorter period if the use ceases earlier than anticipated) the impact of the development is no longer justified and the landscape should be restored.

12. No later than six months prior to the expiry of the planning permission, or within six months of the cessation of electricity generation by this solar array, whichever is the sooner, a detailed scheme of works for the removal of the development (excluding the approved landscaping and biodiversity works) shall be submitted to the Local Planning Authority (LPA) for its approval. The scheme of works shall include the following: (a) a programme of works; (b) a method statement for the decommissioning and dismantling of all equipment and surfacing on site; (c) details of any items to be retained on site; (d) a method statement for restoring the land to agriculture; (e) timescale for the decommissioning, removal and reinstatement of the land; (f) a method statement for the disposal/recycling of redundant equipment/structures. The scheme of works shall be undertaken in accordance with the approved details and timescales. The operator shall notify the Local Planning Authority in writing within five working days following the cessation of electricity generation.

Reason: To protect the ecology of the site during the decommissioning and restoration of the site.

13. Detailed specifications of the native hedgerow (refer to drawing 1503 – 2B) shall be submitted and approved in writing by the Local Planning Authority. The hedgerow shall be put in place in the first planting season following substantial completion of the development or the first generation of electricity by the development (whichever is sooner). All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory

14. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

    a) a non-technical summary;

b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority

has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: To ensure the approved Biodiversity Gain Plan is delivered and to ensure the habitat created in line with the approved HMMP is appropriately managed and monitored for 30 years from the completion of the development hereby approved.

15. No part of the development hereby approved shall be brought into use until:
a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure the habitat creation and enhancement works set out in the approved HMMP are completed to the satisfaction of the local planning authority.

16. Monitoring reports shall be submitted to and approved in writing by the local planning authority in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy ENV4 of the Local Plan.

## 12. INFORMATIVES

1. The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Rossendale Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply

3. Note: Construction Management Plan.
    - There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.
    - There must be no storage of materials in the public highway at any time.
    - There must be no standing or waiting of machinery or vehicles in the public highway at any time.
    - Vehicles must only access the site using a designated vehicular access point.

    All references to public highway include footway, carriageway and verge..

4. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

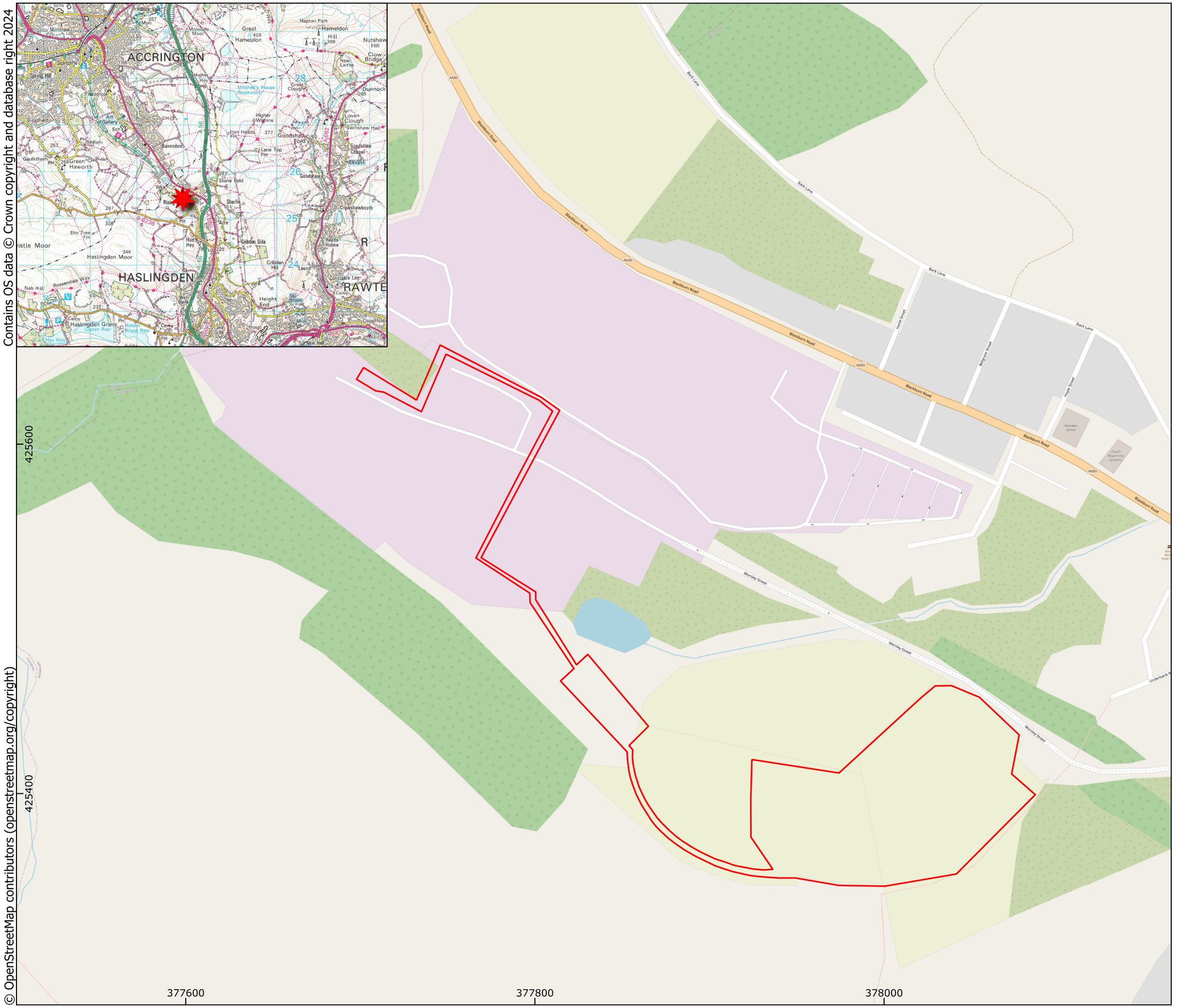
5. During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out, appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.

6. The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

7. Relevant archaeological standards and a list of registered contractors can be found on the CIfA web pages: http://www.archaeologists.net. Contact details for other non-registered contractors can be found on the BAJR web site: http://www.bajr.org.

8. Under Section 23 of the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, there is a legal requirement to obtain consent from Lancashire County Council, as Lead Local Flood Authority, prior to undertaking certain works on ordinary watercourses. This includes permanent and/or temporary works and may also include repairs to certain existing structures and maintenance works.

Consent is required irrespective of whether the watercourse is open or culverted (piped or otherwise enclosed) and notwithstanding of any planning permission.




Locogen Consulting Ltd, 4 West Silvermills Lane,
Edinburgh, EH3 5BD
Tel: +44 (0) 131 555 4745;
Email: info@locogen.com

## Legend

Site Boundary

0 50 100 m

N

A3 Horizontal Scale 1:2,000

CRS: British National Grid (EPSG:27700)

Produced: Claire Smith
Reviewed: Alexander Ward
Approved: Alexander Ward

Date: 09/01/2025 | Revision: v2.0

8594-DRW-DES-0001-Site Location Plan-v2.0

# 8594 Paragon Site Location Plan

Locogen Consulting Ltd

N

KEY

- PRoW
- Application Boundary
- Land Ownership Boundary
- Drystone Wall to be Removed (Stone to Be Reused)
- Drystone Wall
- Incoming Supply
- Inverters
- 3.013 m High Solar Panels
- GRP Enclosure 2m x 3m x 2.5m Housing  Electrical Connections
- Grass Track
- Proposed 3m Wide Access Track
- Proposed Cable Route
- 2m High Security Fence
- 4m High Security Cameras
- Temporary Compound for Storage & Operational Use
- Access Gate

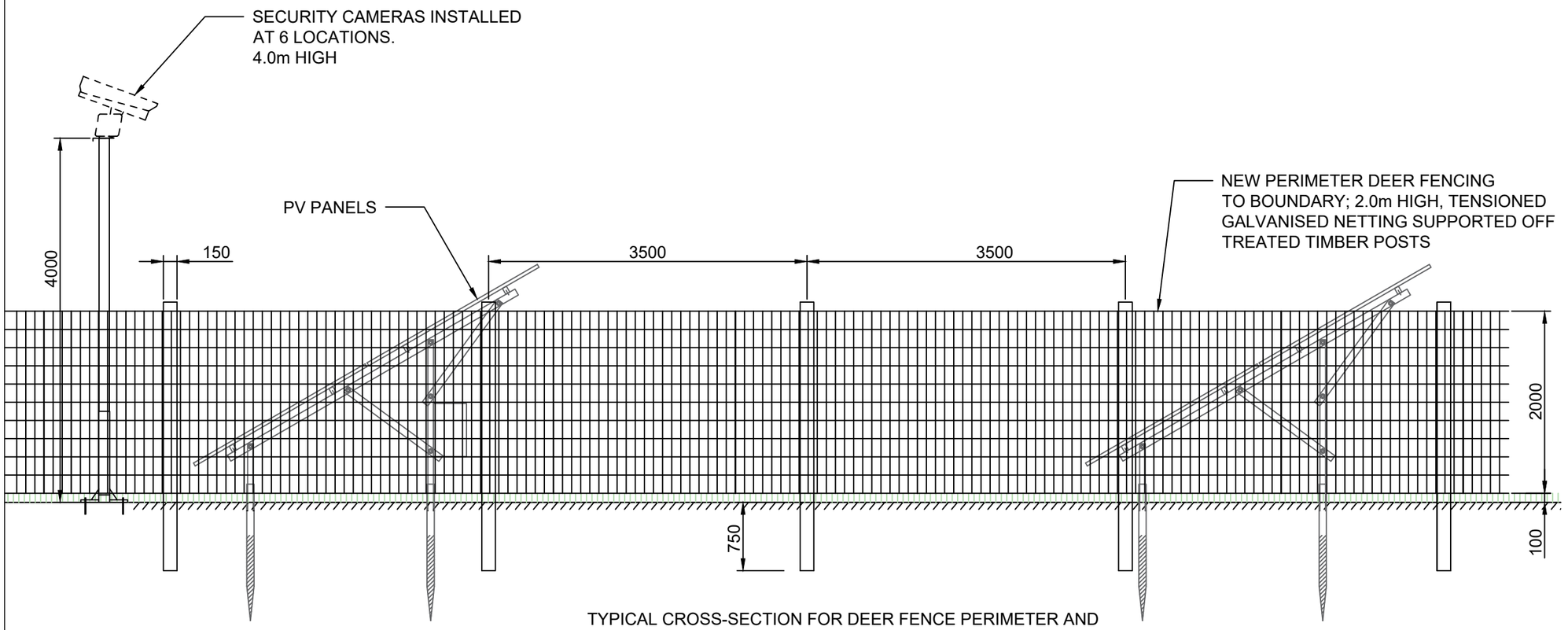
0 37.5 62.5 125

purerenewables

SIZE: A0

Drawing Title:
Lanxess Solar Layout Plan V.4

Scale 1:500
Date 04/12/2024
Drawing No. LAN-0005
Drawn By JF




TYPICAL CROSS-SECTION FOR DEER FENCE PERIMETER AND SECURITY CAMERAS

0 1 2 3

SCALE IN METRES 1:50

## HEALTH AND SAFETY INFORMATION

ALL WORKS SHALL BE CARRIED OUT BY COMPETENT PEOPLE. IN ADDITION TO THE HAZARDS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING. THE DESIGNERS HAVE REVIEWED THE H&S RISKS AND DEVELOPED A DESIGNERS RISK ASSESSMENT. THE CONTRACTOR SHALL REFER TO THE CONSTRUCTION PHASE PLAN AND ADOPT THE H&S AND DESIGNERS RISK ASSESSMENT FINDINGS IN THE DEVELOPMENT OF THEIR RAMS, BEFORE UNDERTAKING ANY WORKS.

## NOTES

- SECURITY CAMERA LOCATIONS

- PERIMETER DEER FENCING

ISSUED FOR INFORMATION

| REV | DATE | DESCRIPTION | DRN | CAD QA | CHK | APP |
|---|---|---|---|---|---|---|
| P1 | 23/10/24 | FOR INFORMATION | HB | - | SJA | JH |

avrenim

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Estates House
50A Prescot Street
Liverpool L7 8YE

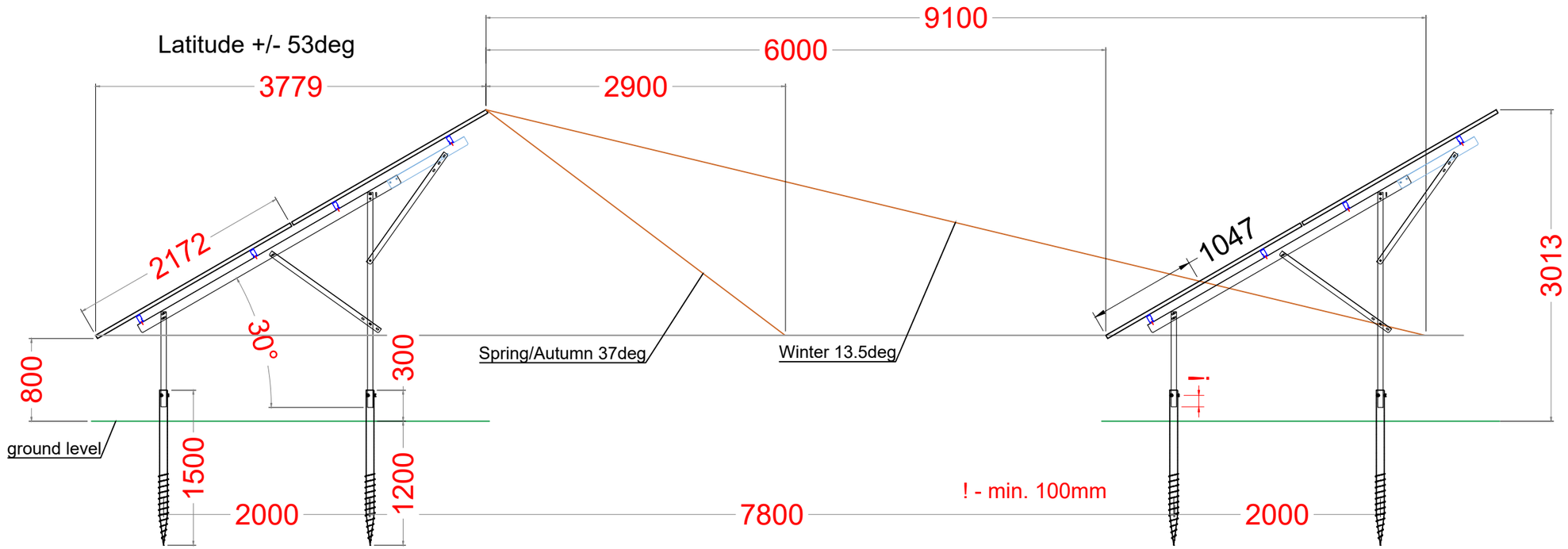
avrenim.co.uk

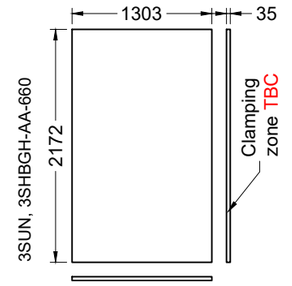
PROJECT: LANXESS

TITLE: SOLAR INSTALLATION FENCING AND SECURITY CAMERA DETAILS

| DATE | 23/10/24 | SCALE | 1:50 | SHEET | A3 | AG |
|---|---|---|---|---|---|---|
| INFORMATION | | | | STATUS: S2 | STAGE: 3 | REV: P1 |

DRG-NUMBER: LX9101-AG-SW-00-DR-M-XX03



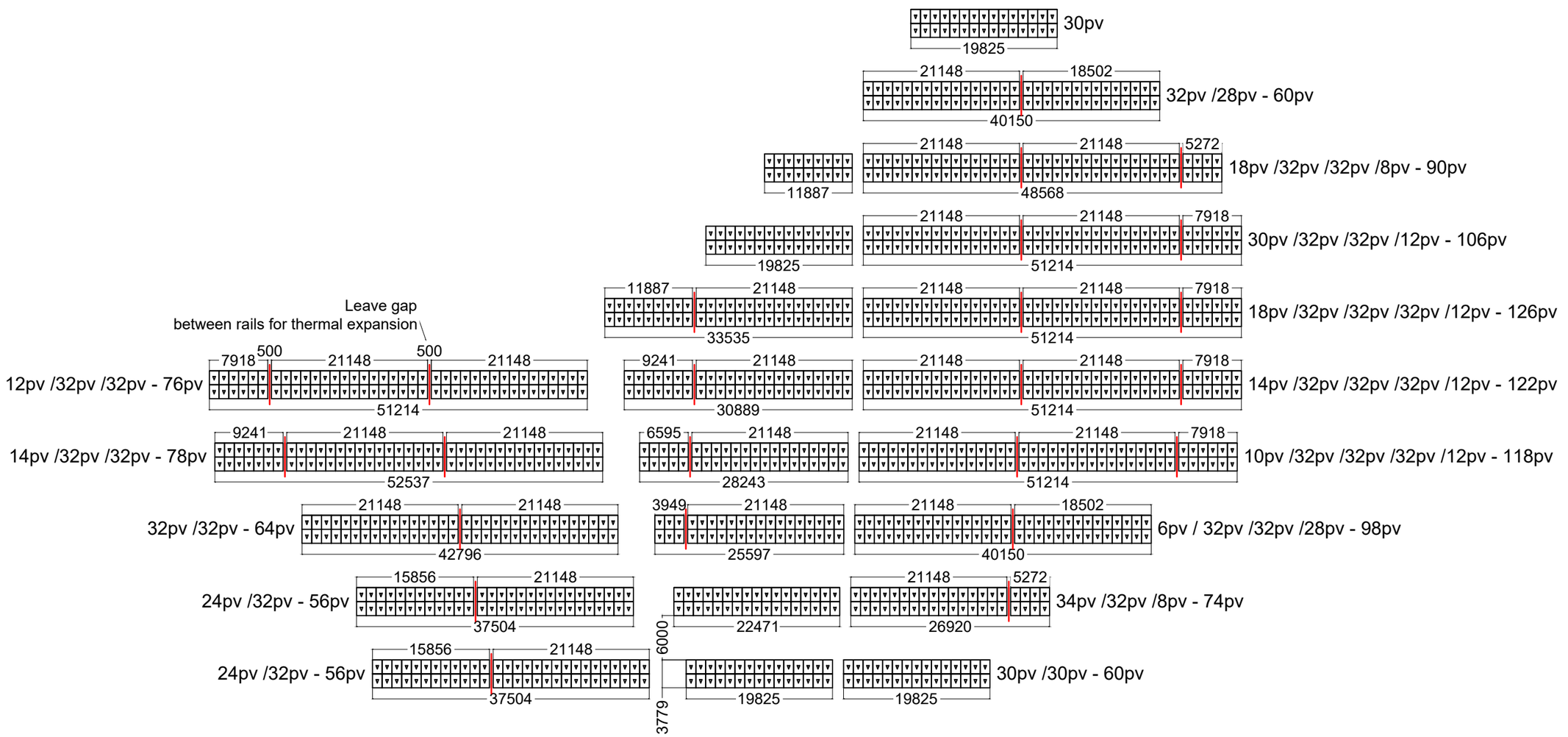




**Legend:**

| | | | |
|---|---|---|---|
| Module | | Cross Connector | |
| Corner Clamp | | Fixing Point | |
| Middle Clamp | | Substructure | |
| Rail Connector Fixed | | Crowns / Seams | |
| Module Rail | | Elevation / Park Tegra | |
| Base Rail | | Rail Connector Flexible | |
| Windbracing | | Roof Line | |

**Notes:**

1214 modules




**CONFIDENTIAL**

**PROPOSAL ONLY**

| | |
|---|---|
| **Project:** | Lanxes |
| **System:** | Park Tegra GA |
| **Mod. Dimensions:** | 2172x1303x35mm |
| **Base Rail:** | n/a |
| **Module Rail:** | 40x80 |
| **Date:** | 08/08/2024 |
| **Dwn:** | CESEK |
| **Ckd:** | MC |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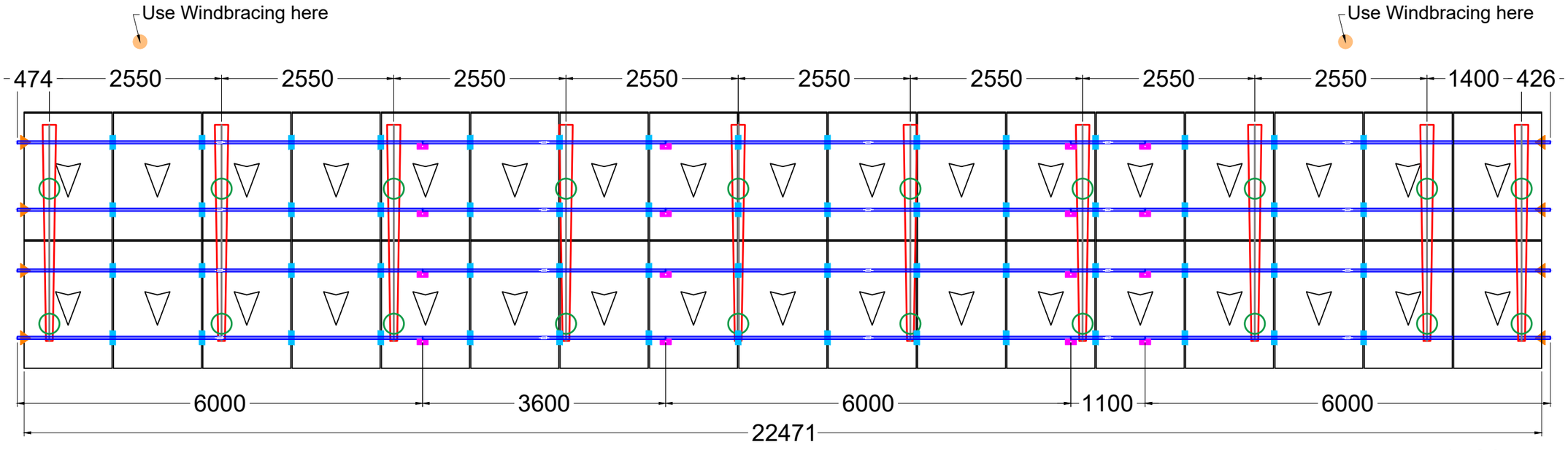
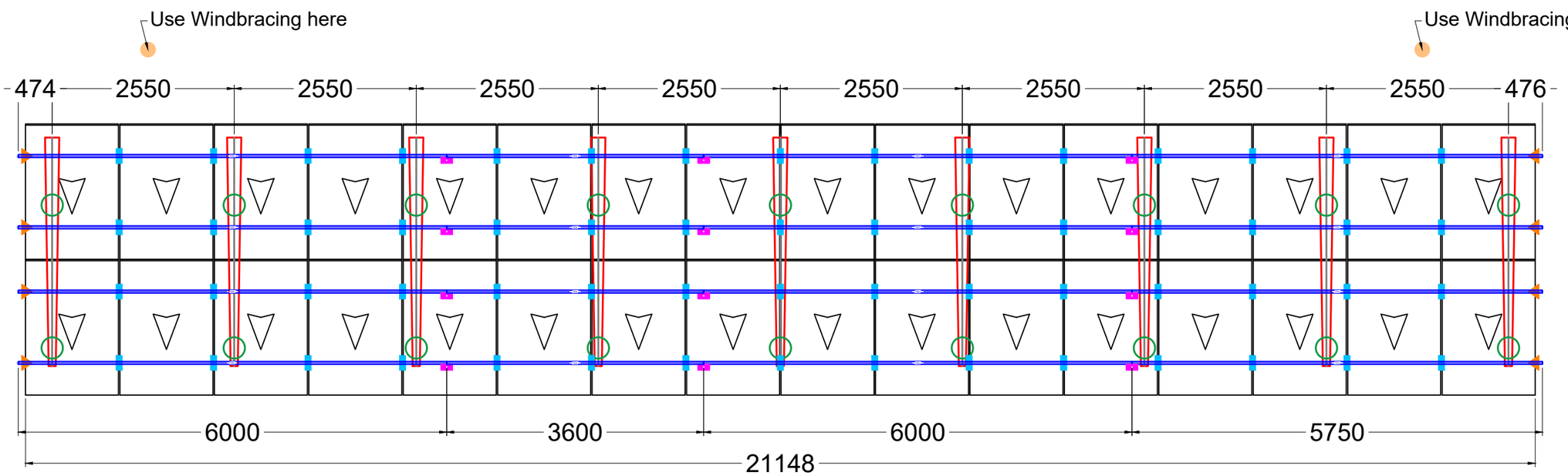
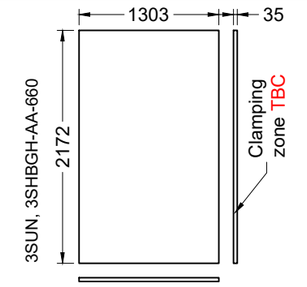
**Dwg No:** MC3195 **Rev:** A




1x 34pv




25x 32pv




**Legend:**

| | | | |
|---|---|---|---|
| Module | | Cross Connector | |
| Corner Clamp | | Fixing Point | |
| Middle Clamp | | Substructure | |
| Rail Connector Fixed | | Crowns / Seams | |
| Module Rail | | Elevation / Park Tegra | |
| Base Rail | | Rail Connector Flexible | |
| Windbracing | | Roof Line | |

**Notes:**

1214 modules

**CONFIDENTIAL**
**PROPOSAL ONLY**

| | |
|---|---|
| **Project:** | Lanxes |
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| **Mod. Dimensions:** | 2172x1303x35mm |
| **Base Rail:** | n/a |
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| **Date:** | 08/08/2024 |
| **Dwn:** CESEK | **Ckd:** MC |

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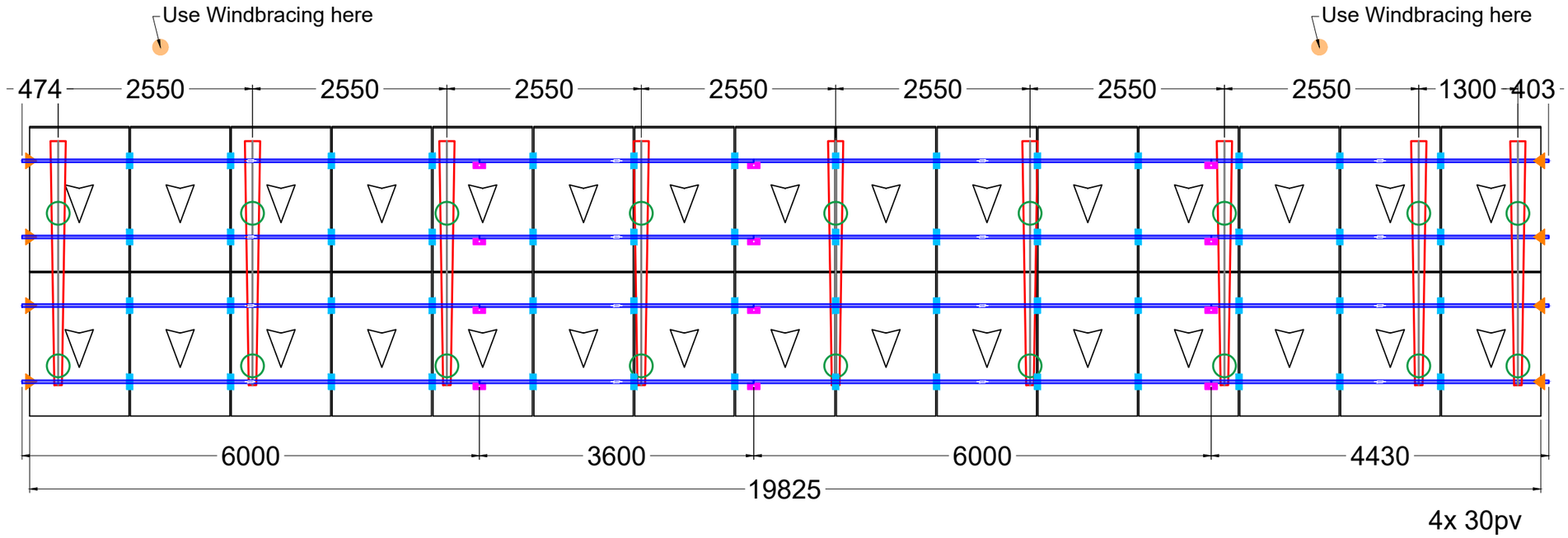
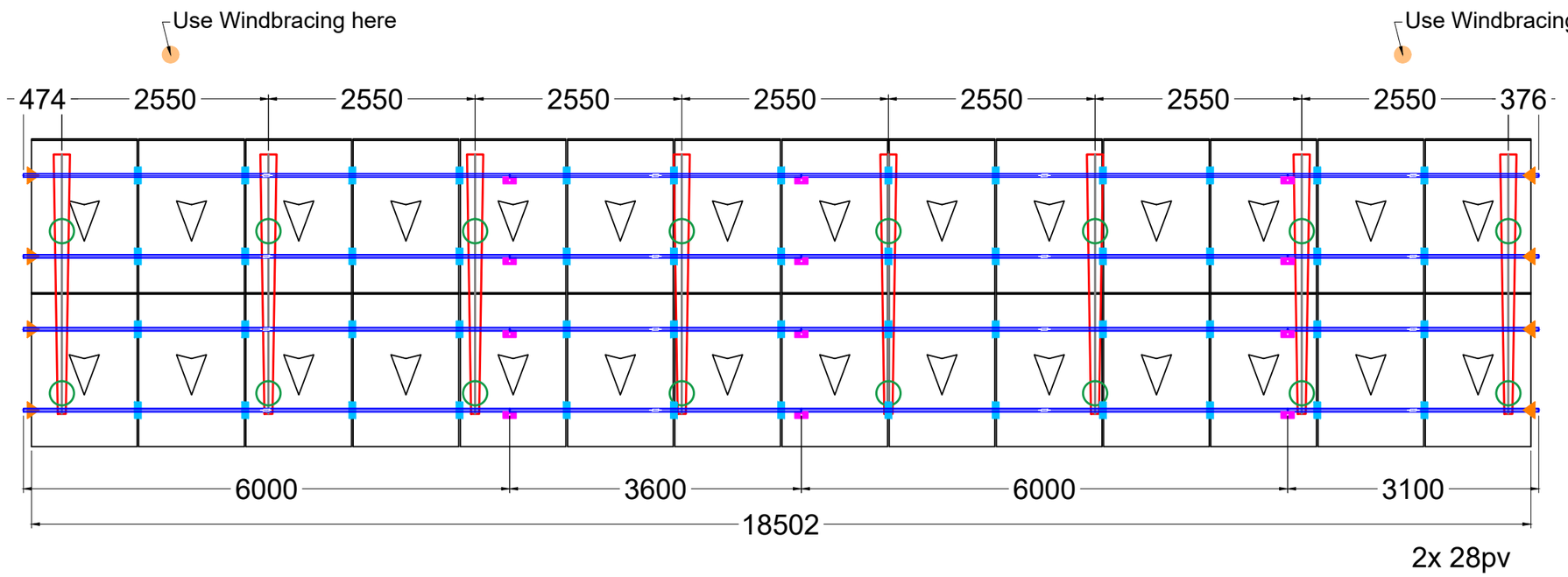
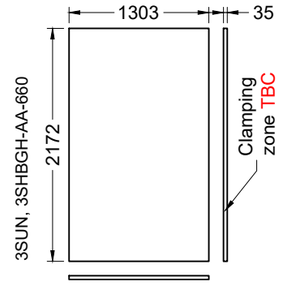
**Dwg No:** MC3195 **Rev:** A




**Legend:**

| | | | |
|---|---|---|---|
| Module | | Cross Connector | |
| Corner Clamp | | Fixing Point | |
| Middle Clamp | | Substructure | |
| Rail Connector Fixed | | Crowns / Seams | |
| Module Rail | | Elevation / Park Tegra | |
| Base Rail | | Rail Connector Flexible | |
| Windbracing | | Roof Line | |

**Notes:**

1214 modules

**CONFIDENTIAL**
**PROPOSAL ONLY**

| | |
|---|---|
| **Project:** | Lanxes |
| **System:** | Park Tegra GA |
| **Mod. Dimensions:** | 2172x1303x35mm |
| **Base Rail:** | n/a |
| **Module Rail:** | 40x80 |
| **Date:** | 08/08/2024 |
| **Dwn:** | CESEK |
| **Ckd:** | MC |

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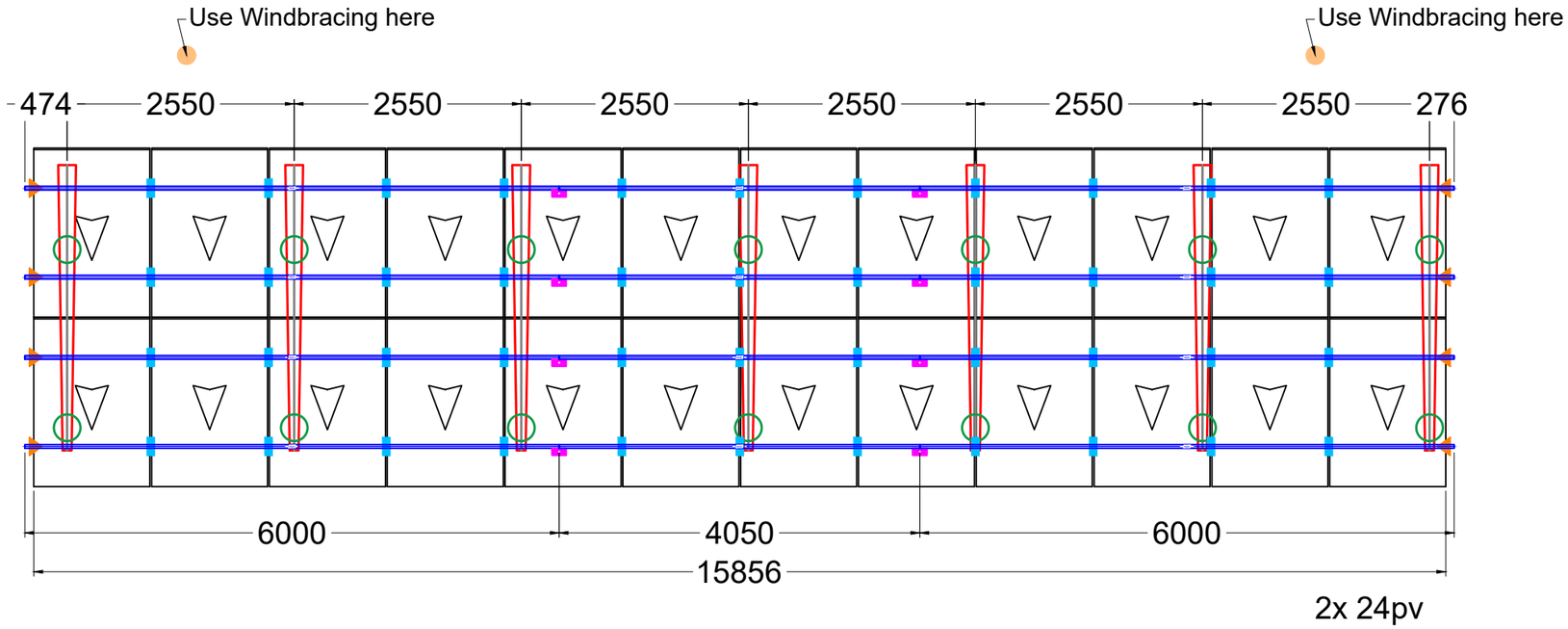
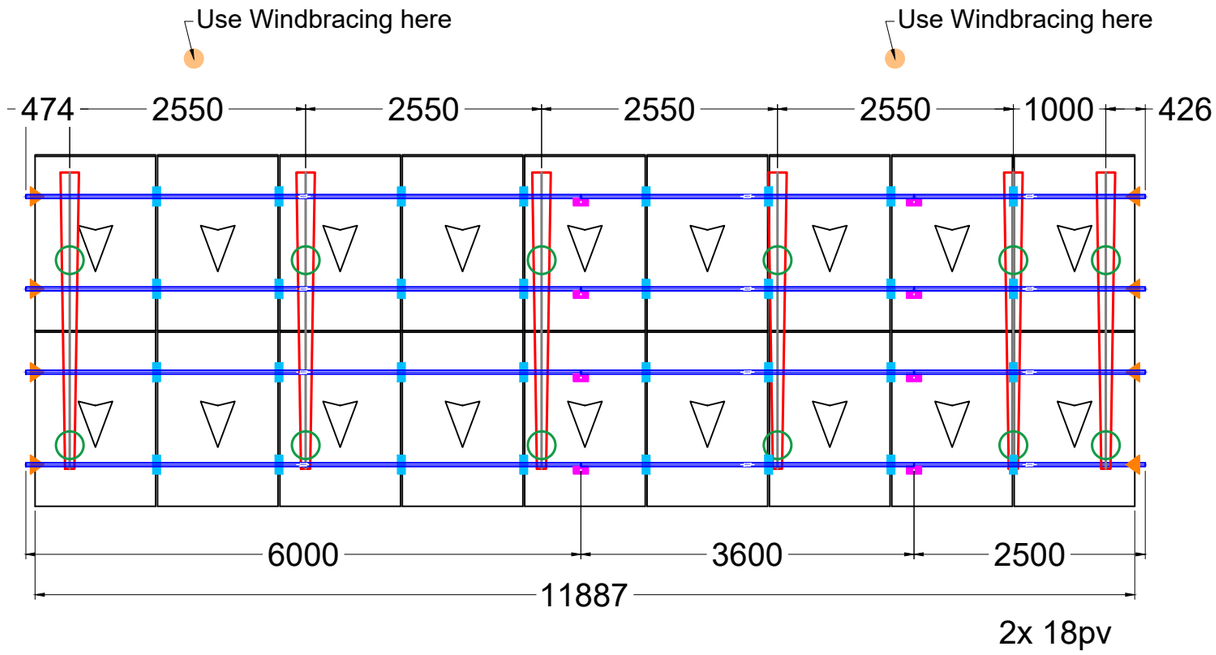
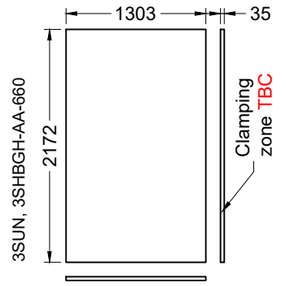
**Dwg No:** MC3195 **Rev:** A




**Legend:**

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**Notes:**

1214 modules

**CONFIDENTIAL**
**PROPOSAL ONLY**

| | |
|---|---|
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| **System:** | Park Tegra GA |
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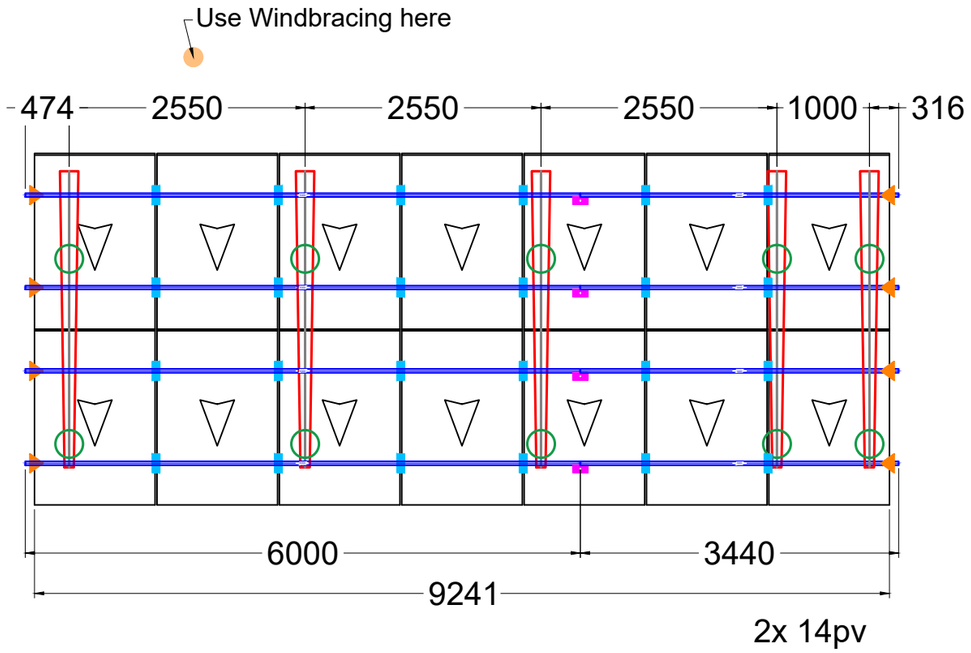
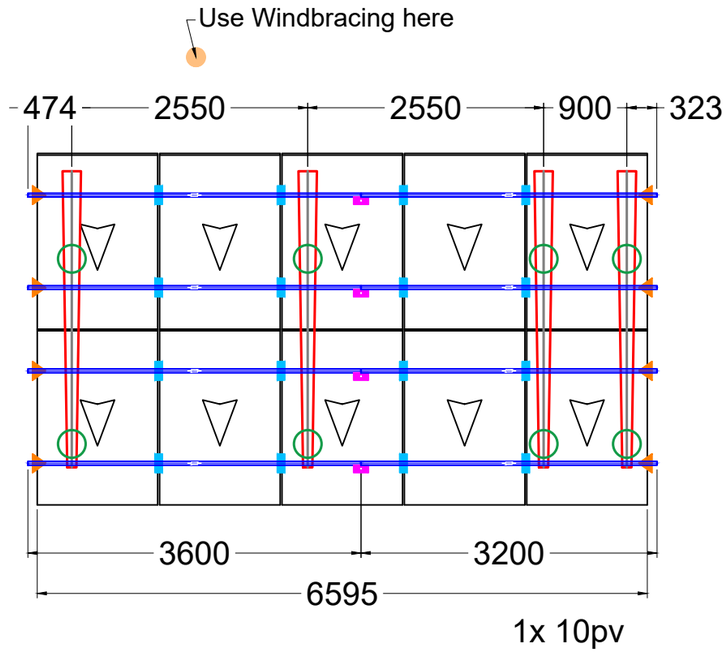
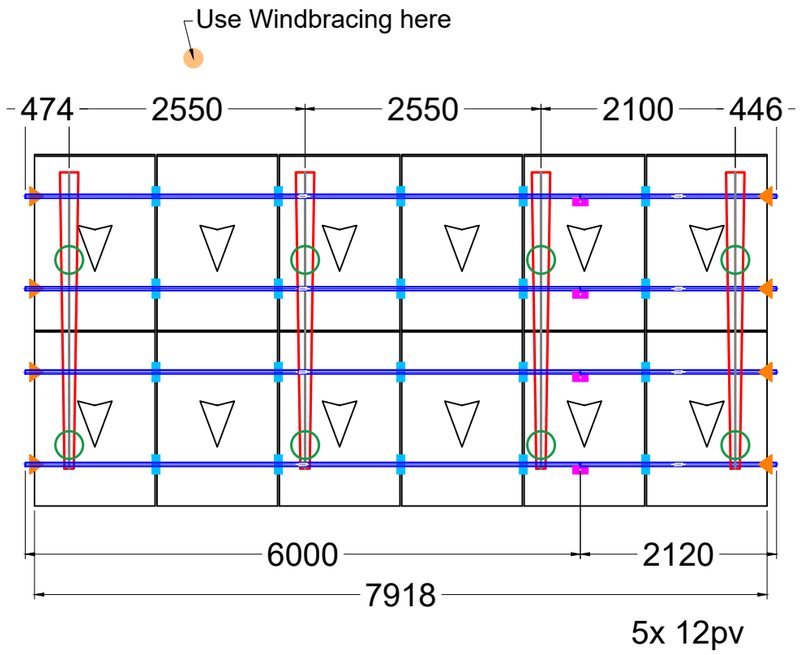
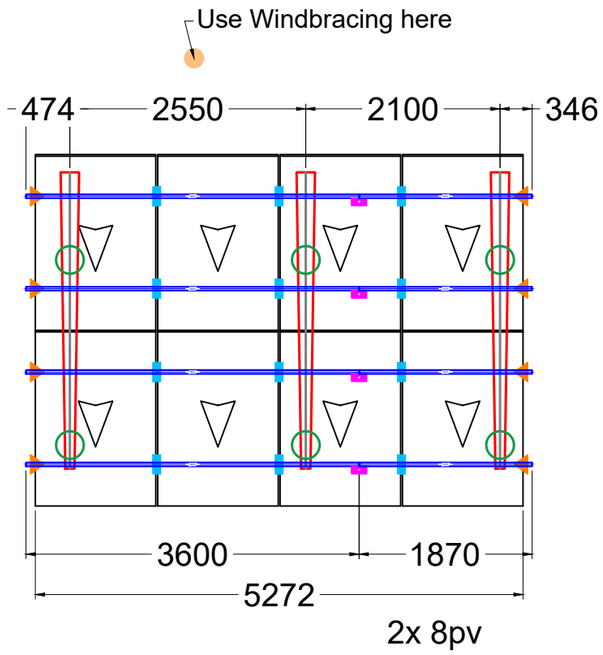
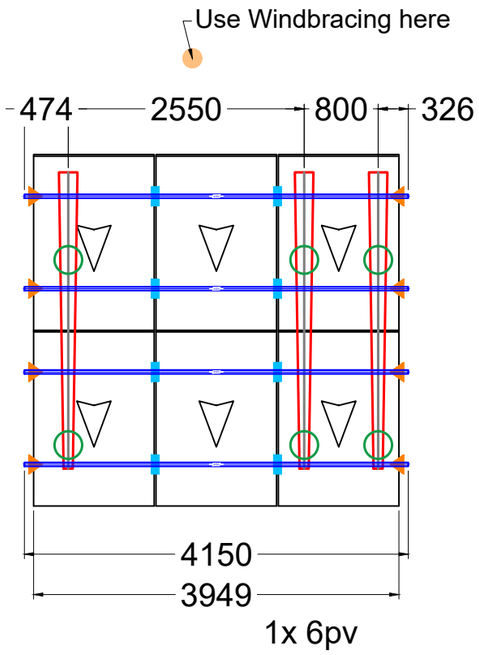
**Dwg No:** MC3195 **Rev:** A

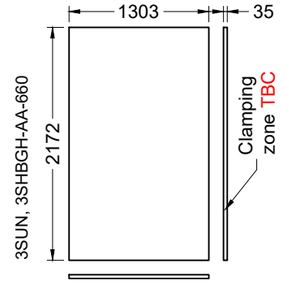



**Legend:**

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**Notes:**

1214 modules

**CONFIDENTIAL**
**PROPOSAL ONLY**

**Project:** Lanxes
**System:** Park Tegra GA
**Mod. Dimensions:** 2172x1303x35mm
**Base Rail:** n/a
**Module Rail:** 40x80
**Date:** 08/08/2024
**Dwn:** CESEK **Ckd:** MC

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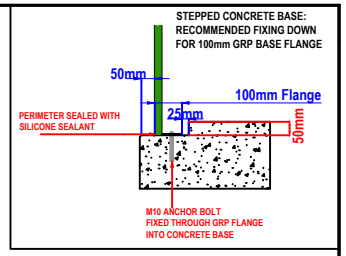
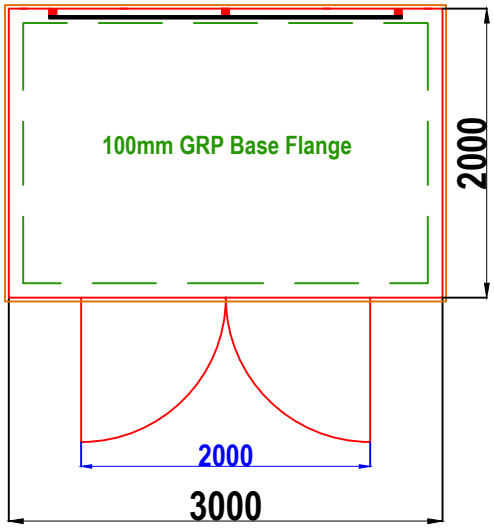
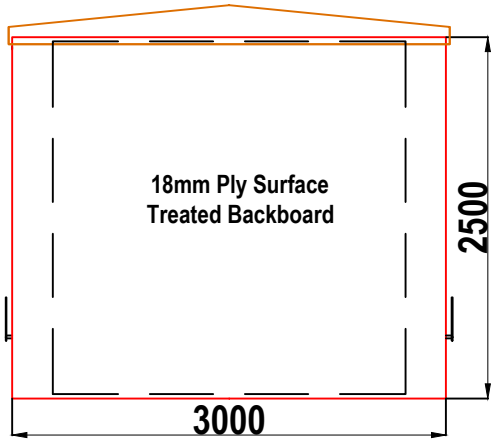
**Dwg No:** MC3195 **Rev:** A

**CLEAR INTERNAL DIMENSIONS**
**2800mm Width x 1800mm Depth x 2500mm Height**




**W11 WALK-IN GRP ENCLOSURE**
**PLAN VIEW**



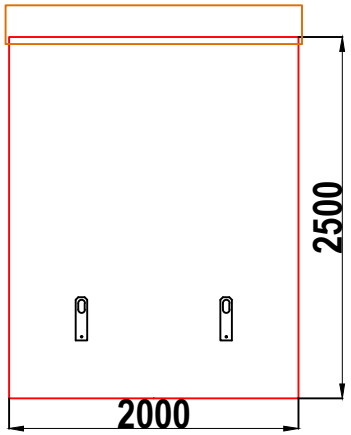

**W11 WALK-IN GRP ENCLOSURE REAR WALL**
**ELEVATION WALL 4**

**NOTES:**

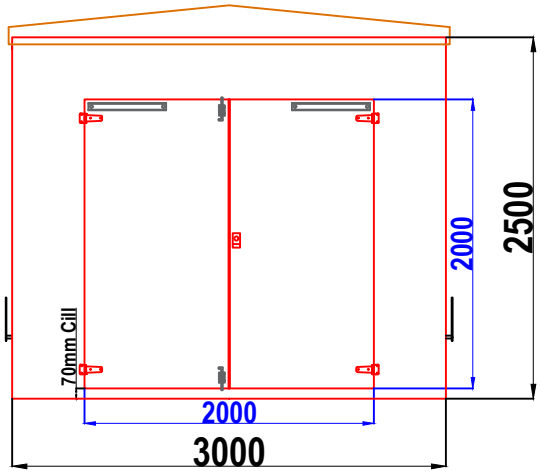
**DOUBLE DOORS:**
1no. 2000mm Width x 2000mm Height
4no. Stainless Steel Hinges
2no. Stainless Steel Spring Tower Bolts
2no. Stainless Steel 90° Door Stays
1no. Cylinder Night Latch Lock

**BACKBOARD:**
1no. 2440mm x 2440mm x 18mm Ply Surface Treated Backboard

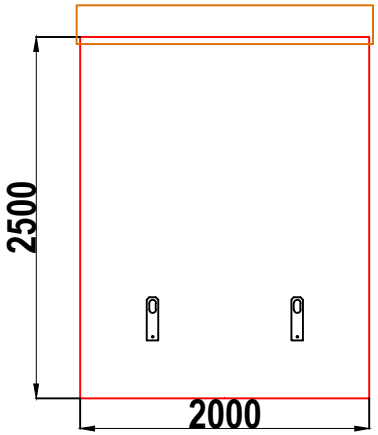
**MISCELLANEOUS:**
4no. Lifting Eyes (Removable c/w Bungs)




**W11 WALK-IN GRP ENCLOSURE LEFT HAND SIDE WALL**
**ELEVATION WALL 2**




**W11 WALK-IN GRP ENCLOSURE FRONT WALL**
**ELEVATION WALL 1**




**W11 WALK-IN GRP ENCLOSURE RIGHT HAND SIDE WALL**
**ELEVATION WALL 3**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Drawing No:** | **Customer:** | | **External Dimensions:** | *3050mm Width x 2050mm Depth x 2720mm Height* | **External Finish:** | *Semi-Gloss: Smooth* | |
| W11GREEN | **Date:** | *29/11/2023* | **Wall Construction:** | *Single Skin GRP* | **Roof Construction:** | *Single Skin GRP* | |
| | **Drawn By:** | *Neil Birdsall* | **Internal Finish:** | *White GRP* | **External Colour:** | *Green (14-C-39)* | |
| YESSS ELECTRICAL | **Title:** | *W11 Walk-In GRP Enclosure* | **Doors:** | *1no. Double Door 2000mm x 2000mm (H)* | **Base:** | *100mm GRP Base Flange* | |
| | **Scale:** | **Not to Scale** | **Ventilation:** | | **Notes:** | | |


24 hr
CCTV in
operation