

## Development Management

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**Subject:** FW: URGENT: UU response - LCC/2022/0003 (UU Ref: DC/22/452)

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**From:** Quinn, Jenny <[Jenny.Quinn@uuplc.co.uk](mailto:Jenny.Quinn@uuplc.co.uk)>  
**Sent:** 06 September 2022 17:34  
**To:** Haine, Jonathan <[Jonathan.Haine@lancashire.gov.uk](mailto:Jonathan.Haine@lancashire.gov.uk)>  
**Cc:** Beeden, Helen <[Helen.Beeden@uuplc.co.uk](mailto:Helen.Beeden@uuplc.co.uk)>  
**Subject:** FW: URGENT: UU response - LCC/2022/0003 (UU Ref: DC/22/452)

Hello Jonathan,

Hopefully to simplify our comments, I have amended your suggested condition text (in red below) to cover the additional points raised by Helen.

I hope this is acceptable to you and that you are able to proceed with the scheme to Committee tomorrow.

Thank you for your assistance and co-operation on this matter, particularly at this late stage.

I do not work Wednesdays, therefore if you do need anything further from UU tomorrow, please can you contact my Manager Bernadette McQuillan ([Bernadette.mcquillan@uuplc.co.uk](mailto:Bernadette.mcquillan@uuplc.co.uk)).

Best regards

Jenny



**Jenny Quinn**  
Planning Manager  
Planning, Landscape and Ecology  
**M:** 07776 105657  
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**From:** Haine, Jonathan [.      No development shall commence until a remediation strategy to deal with contaminated land risks has been submitted to and approved in writing by the County Planning Authority .  
The strategy shall include the following:

**Sent:** 06 September 2022 16:06  
**To:** Quinn, Jenny <[Jenny.Quinn@uuplc.co.uk](mailto:Jenny.Quinn@uuplc.co.uk)>  
**Subject:** RE: URGENT: UU response - LCC/2022/0003 (UU Ref: DC/22/452)

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Hello Jenny, Thanks for your email.

I do understand your concerns. Your issues have also been raised by the EA in terms of the possible impacts of construction operations and contamination from previous uses of the site.

To address these concerns we propose to impose the condition recommended by the EA requiring a remediation strategy to be submitted:-

14. No development shall commence until a remediation strategy to deal with contaminated land **and controlled waters (i.e. groundwater)** risks has been submitted to and approved in writing by the County Planning Authority . The strategy shall include the following:

- a) a risk assessment which identifies previous uses of the site **and potential future uses**, potential contaminants associated with those uses, a conceptual model identifying sources, pathways and receptors, and risks from contamination at the site **including those created by the design**
- b) a site investigation scheme based on the risks identified in a) to provide an assessment of the risks to all receptors
- c) the results of the site investigation and the detailed risk assessment and based on these an options appraisal and remediation strategy giving full details of remediation measures required and how they will be undertaken
- d) a verification plan providing details of the data that will be collected in order to demonstrate that the works in the remediation strategy are complete and identifying any requirements for longer term monitoring of pollutant linkages , maintenance and arrangements for contingency action.

The provisions of the approved strategy shall be implemented at all times during the construction of the development.

Reason : In the interests of preventing groundwater pollution and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Hopefully this should address the issues you are concerned about. This application is going to our committee tomorrow so it is very tight for time if any changes are required.

Regards

Jonathan

Jonathan Haine  
Team Leader Development Management  
Planning and Environment Service  
Lancashire County Council  
PO Box 100  
County Hall  
Preston  
PR1 0LD

Tel : 01772 534130  
Mobile: 07887 831159  
Email : [jonathan.haine@lancashire.gov.uk](mailto:jonathan.haine@lancashire.gov.uk)

---

**From:** Quinn, Jenny <[Jenny.Quinn@uuplc.co.uk](mailto:Jenny.Quinn@uuplc.co.uk)>  
**Sent:** 06 September 2022 14:36  
**To:** Haine, Jonathan <[Jonathan.Haine@lancashire.gov.uk](mailto:Jonathan.Haine@lancashire.gov.uk)>  
**Cc:** Beeden, Helen <[Helen.Beeden@uuplc.co.uk](mailto:Helen.Beeden@uuplc.co.uk)>  
**Subject:** RE: URGENT: UU response - LCC/2022/0003 (UU Ref: DC/22/452)

Hi Jonathan,

Apologies for the email, however I have just returned from annual leave today and Adam finished for annual leave on Friday so there has been an overlap.

I've spoken to Helen, our Senior Geo-environmental Engineer, with regards to the concerns we have about this application and can confirm the following:

1. The amendments to the wash facility to be above ground are welcomed and we have no objection to this element of the scheme.
2. We do however note your comments with regards to the hydrogeological risk assessment condition not being necessary. Whilst I must apologise for the confusion of any previous wording, our request for this condition is in relation to the whole site not the wash plant facility. Our reasoning for this is that we suspect the site has pre-existing contamination within the ground from its former industrial & waste management uses. The future use for medical waste storage & Incinerations will introduce biological and pervasive contaminants onto site, along with fuel and oils associated with vehicles. The deep foundations for this heavily loaded structure will open up the route into the sandstone for any mobile or dissolved phase contaminants, during construction and operation of the Incinerator. All of these are risk factors to preserving the groundwater quality of the pre-existing groundwater abstraction, providing water supplies to large portions of Lancashire and Liverpool. Therefore as a means to ensure the protection of the drinking water, our request for the following condition remains:

***Condition 1 - Hydrogeological Risk Assessment***

***Prior to the commencement of any development (including any groundworks), a hydrogeological risk assessment must be submitted to, and approved in writing by, the local planning authority. The assessment must demonstrate that the risks posed to groundwater from the development can be satisfactorily managed for the lifetime of the development through appropriate mitigation measures, which should be implemented as part of the final drainage strategy.***

***Reason: To prevent pollution of groundwater and ensure there is no contamination to public water supply.***

3. We've also requested further information, which to date has not been provided. We have particular concerns with regards to the proposed foundations for the incineration buildings and their impact on the aquifer. We would be grateful if this information could be provided at the earliest opportunity to allow us to review and provide comments.

Grateful if you could confirm receipt of this email at your earliest convenience.

Best regards

Jenny

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**From:** Haine, Jonathan [<mailto:Jonathan.Haine@lancashire.gov.uk>]  
**Sent:** 01 September 2022 12:12  
**To:** Brennan, Adam <[Adam.Brennan@uuplc.co.uk](mailto:Adam.Brennan@uuplc.co.uk)>  
**Subject:** RE: UU response - LCC/2022/0003 (UU Ref: DC/22/452)

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Hello Adam, Thanks for your email

In the original planning application the process (washing) water was to be stored in underground tanks. In response to this design UU responded on 18<sup>th</sup> February highlighting the issues relating to groundwater and pollution issues from the underground tank storage. The Environment Agency also raised similar concerns.

To respond the applicant has replaced the underground tanks with two above ground tanks to contain foul water and process washing water. These are shown on the proposed layout plan ref 2776-008-04. The ground water risks and the design of the above ground tanks are described in section 2 of the applicant's revised Drainage Strategy which was submitted in July 2022 <https://planningregister.lancashire.gov.uk/Planning/Display/LCC/2022/0003>

The Environment Agency have confirmed that they have no objection to the proposed above ground tanks subject to them complying with the relevant waste regulations with impermeable bunding to an appropriate capacity. In our report to our 7<sup>th</sup> September Committee for this application we are proposing a condition to require all storage facilities for foul effluent and wash water to be sited on a impervious surface with the bunded areas capable of containing 110% of the tank volume. We are not proposing a condition requiring a hydrological risk assessment as we do not think that such a condition is necessary given the amendment to the design of the proposal.

I hope this explains the position.

Regards

Jonathan

Jonathan Haine  
Team Leader Development Management  
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Mobile: 07887 831159  
Email : [jonathan.haine@lancashire.gov.uk](mailto:jonathan.haine@lancashire.gov.uk)

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**From:** Brennan, Adam <[Adam.Brennan@uuplc.co.uk](mailto:Adam.Brennan@uuplc.co.uk)>  
**Sent:** 12 August 2022 11:29  
**To:** ENV Development Control <[DevelopmentControl@lancashire.gov.uk](mailto:DevelopmentControl@lancashire.gov.uk)>  
**Cc:** Haine, Jonathan <[Jonathan.Haine@lancashire.gov.uk](mailto:Jonathan.Haine@lancashire.gov.uk)>  
**Subject:** UU response - LCC/2022/0003 (UU Ref: DC/22/452)

**FAO: Jonathan Haine**

United Utilities has noted the submission of new documents by the applicant in relation to LCC/2022/0003. A screenshot of the new information is provided below, dated 14<sup>th</sup> July 2022. We are disappointed to note that none of the requested information from our response on 18<sup>th</sup> February 2022 is submitted within the new information. We want to remind the applicant and Lancashire County Council that this information is critical to ensure the **protection of public water supply**.

We would appreciate an update from the applicant and/or Lancashire County Council whether the information will be provided prior to determination, or whether there is an intention to use the recommended conditions in our representation.

Grateful if you can acknowledge this response and an update to our original representation.

PARISH COUNCIL		
<a href="#">2776-008-C - Meeting Offer Issued to Knowsley Council.pdf (84 kb)</a>	MEETING OFFER ISSUED TO KNOWSLEY COUNCIL	16/12/2021
<a href="#">5214359 SWIP_Atkins AQA HHRAP Review_v1.0 issued.pdf (390 kb)</a>	20/05/2022 AQA AND HUMAN HEALTH ASSESSMENT	20/05/2022
<a href="#">2776-008-D_Planning_Application_Addendum_V1.3_Part 1 of 4.pdf (6918 kb)</a>	08/07/2022 PLANNING STATEMENT ADDENDUM PART 1	14/07/2022
<a href="#">2776-008-D_Planning_Application_Addendum_V1.3_Part 2 of 4.pdf (2912 kb)</a>	08/07/2022 PLANNING STATEMENT ADDENDUM PART 2	14/07/2022
<a href="#">2776-008-D_Planning_Application_Addendum_V1.3_Part 3 of 4.pdf (9269 kb)</a>	08/07/2022 PLANNING STATEMENT ADDENDUM PART 3	14/07/2022
<a href="#">2776-008-D_Planning_Application_Addendum_V1.3_Part 4 of 4.pdf (8002 kb)</a>	08/07/2022 PLANNING STATEMENT ADDENDUM PART 4	14/07/2022

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**From:** Quinn, Jenny

**Sent:** 18 February 2022 16:36

**To:** 'devcon@lancashire.gov.uk' <[devcon@lancashire.gov.uk](mailto:devcon@lancashire.gov.uk)>

**Cc:** 'Haine, Jonathan ([Jonathan.Haine@lancashire.gov.uk](mailto:Jonathan.Haine@lancashire.gov.uk))' <[Jonathan.Haine@lancashire.gov.uk](mailto:Jonathan.Haine@lancashire.gov.uk)>; Planning Liaison  
<[Planning.Liaison@uuplc.co.uk](mailto:Planning.Liaison@uuplc.co.uk)>

**Subject:** LCC/2022/0003 (UU Ref: DC/22/452)

**FAO: Jonathan Haine**

Planning Application Ref: LCC/2022/0003

Our ref: DC/22/452

Dear Jonathan,

Please find enclosed United Utilities' response to the above-mentioned planning application.

If you wish to discuss our response, please note that I am on annual leave next week. Therefore please address your queries to our Planning Liaison mailbox (cc'd above) and it will be assigned to one of my colleagues.

Grateful if you could confirm receipt by way of return email.

Best regards

Jenny

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**From:** Planning Liaison

**Sent:** 08 February 2022 13:39

**To:** 'devcon@lancashire.gov.uk' <[devcon@lancashire.gov.uk](mailto:devcon@lancashire.gov.uk)>

**Cc:** Haine, Jonathan ([Jonathan.Haine@lancashire.gov.uk](mailto:Jonathan.Haine@lancashire.gov.uk)) <[Jonathan.Haine@lancashire.gov.uk](mailto:Jonathan.Haine@lancashire.gov.uk)>

**Subject:** LCC/2022/0003

FAO: Jonathan Haine

Planning Application Ref: LCC/2022/0003

Our ref: DC/22/452

Dear Jonathan,

LOCATION: CULZEAN W2E LTD, TOWER HOUSE, STOPGATE LANE, SIMONSWOOD INDUSTRIAL PARK, SIMONSWOOD  
PROPOSAL: DEMOLITION OF EXISTING BUILDING AND ERECTION OF PURPOSE BUILT BUILDING (AND ANCILLARY  
STRUCTURES) TO HOUSE HIGH TEMPERATURE TREATMENT FACILITY FOR THE MANAGEMENT OF MEDICAL WASTE.

With regards to the planning application detailed above, United Utilities is aware of the scheme and is currently reviewing the submission documents in more detail to understand the potential impact of the proposal on our infrastructure and/or services. Whilst a formal response will be sent to you as soon as possible and we will try to work within your deadlines, we request that the scheme is not determined until our formal response has been issued.

If you have any queries or concerns about this holding request for the determination, please contact the team by email as soon as possible at [planning.liaison@uuplc.co.uk](mailto:planning.liaison@uuplc.co.uk)

Best wishes

Sue



**Susan Dunn**

Planning Team Leader

Planning, Landscape and Ecology

**M:** 07468 716569

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