



RIBBLE VALLEY
BOROUGH COUNCIL

22 JUL 2011

FOR THE
ATTENTION OF

For office use only

Application No: 320110588 P
Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: [] First name: []
Last name: []
Company (optional): DUGDALE NUTRITION LTD
Unit: [] House number: [] House suffix: []
House name: []
Address 1: BELLMAN MILL
Address 2: SALTHILL
Address 3: []
Town: CLITHEROE
County: LANCASHIRE
Country: ENGLAND
Postcode: BB7 1QW

2. Agent Name and Address

Title: Mr First name: A
Last name: VINCENT
Company (optional): AV CONSULTANTS
Unit: [] House number: 25 House suffix: []
House name: []
Address 1: HUNTSMEAD
Address 2: []
Address 3: []
Town: ALTON
County: HANTS
Country: ENGLAND
Postcode: GU34 2SF

3. Description of the Proposal

Please describe the proposed development, including any change of use:

SUBJECT TO THE ENVIRONMENT AGENCY REQUIREMENTS FOR A PPC OPERATING PERMIT, THE COOLER DUCTS(2) TO BE RE ROUTED VERTICALLY 3 METRES ABOVE THE APEX OF THE MILL ROOF.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

[]

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

[]

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: BELLMAN MILLAddress 1: SALTHILLAddress 2: Address 3: Town: CLITHEROECounty: LANCASHIREPostcode (optional): BB7 1 QWDescription of location or a grid reference
(must be completed if postcode is not known):Easting: Northing:

Description:

BUSINESS PREMISES.
ANIMAL FEED MANUFACTURING**5. Pre-application Advice**Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

GRAHAM TJORPE

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

201711

Details of pre-application advice received?

GRAHAM ADVISED AS ALTERING ROAD PROFILE IT WOULD NEED TO BE A FULL PLANNING APPLICATION

6. Pedestrian and Vehicle Access, Roads and Rights of WayIs a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and CollectionDo the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

THE COMPANY RECYCLES AS MUCH AS POSSIBLE USING A COMBINATION OF LARGE SKIPS (WOOD + METAL), LARGE WHEELIE BINS (PLASTIC, PAPER, + GENERAL WASTE), SMALL BIN (AEROSOLS, HAZARDOUS WASTE, WEEE, FLUORESCENT TUBES)

8. Authority Employee / MemberWith respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected memberDo any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☐	☐
Roof			☐	☐
Windows			☐	☐
Doors			☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard-standing			☐	☐
Lighting			☐	☐
Others (please specify)		GALVANISED STEEL 720mm DIAM DUCTING	☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking

NA

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

NA

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
- ☐ Septic tank ☐ Other
- ☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
- ☐ Soakaway ☐ Pond/lake
- ☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

14. Existing Use

Please describe the current use of the site:

ANIMAL FEED MANUFACTURE
FACTORY AND OFFICES

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No
 If Yes, please complete details of the changes in the tables below:

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Social Rented								Social Rented							
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Intermediate								Intermediate							
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Key worker								Key worker							
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Total proposed residential units (A+B+C+D)=								Total existing residential units (E+F+G+H)=							

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐			
	Net tradable area:	☐			
A2	Financial and professional services	☐			
A3	Restaurants and cafes	☐			
A4	Drinking establishments	☐			
A5	Hot food takeaways	☐			
B1 (a)	Office (other than A2)	☐			
B1 (b)	Research and development	☐			
B1 (c)	Light industrial	☐			
B2	General industrial	☐			
B8	Storage or distribution	☐			
C1	Hotels and halls of residence	☐			
C2	Residential institutions	☐			
D1	Non-residential institutions	☐			
D2	Assembly and leisure	☐			
OTHER		☐			
Please Specify		☐			
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	50	8	53
Proposed employees	50	8	53

20. Hours of Opening

No Change

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

RE ROUTING OF 2 COOLER DUCTS TO DISCHARGE VERTICALLY INSTEAD OF HORIZONTALLY. DISCHARGE HEIGHT 3 M ABOVE ROOF APEX.

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

 DUGRAE NUTRITION LTD



22/7/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

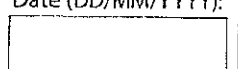
Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):







CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

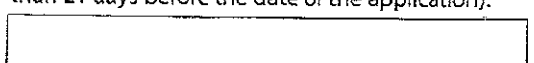


Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):



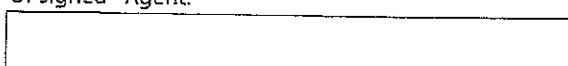


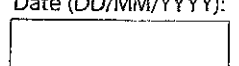
Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):







24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

22/07/2011

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

22/07/2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

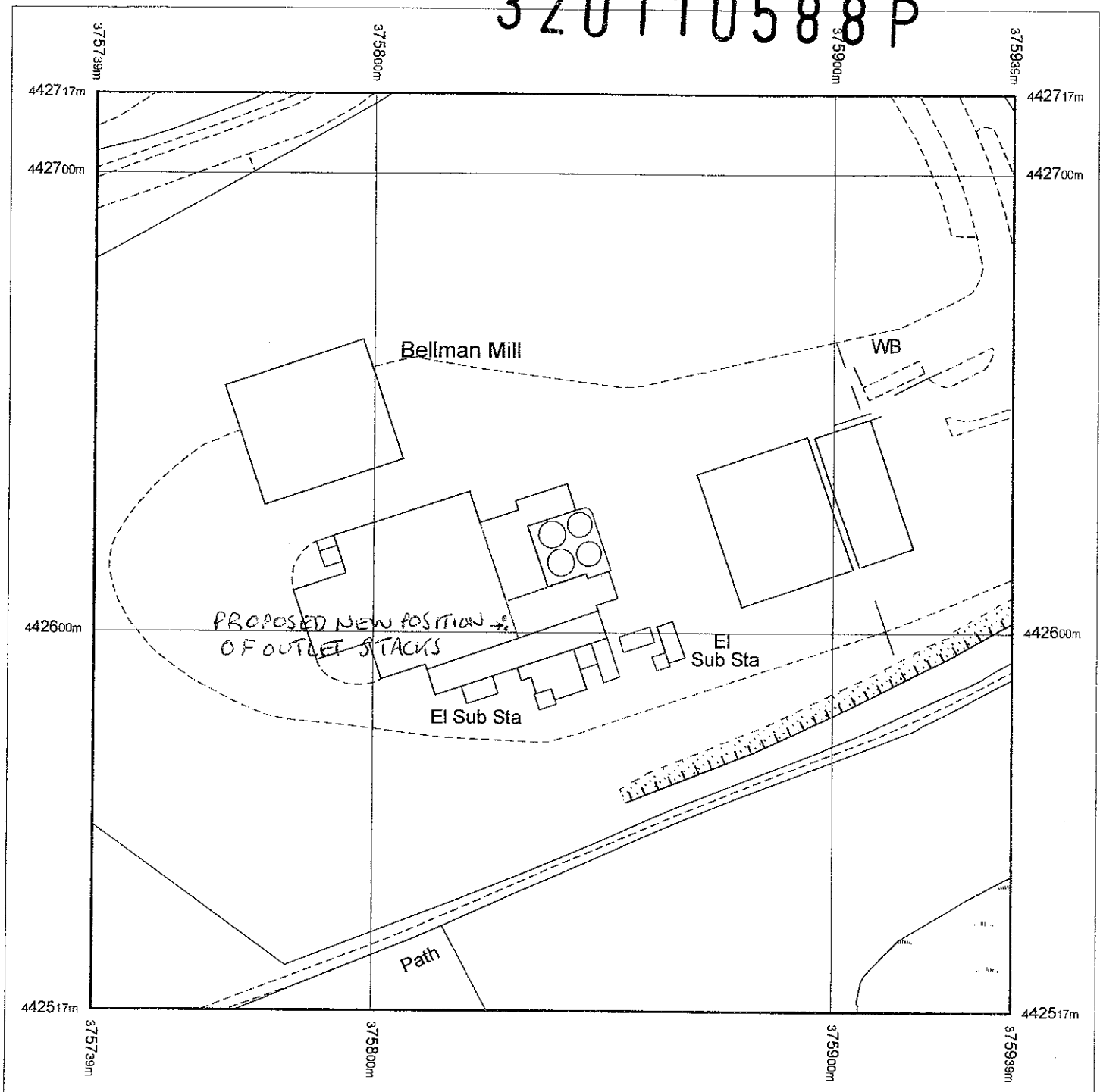
Contact name:

Telephone number:

Email address:



320110588P



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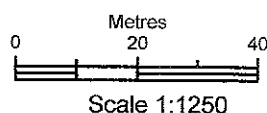
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The representation of a road track or path is no evidence of a right of way

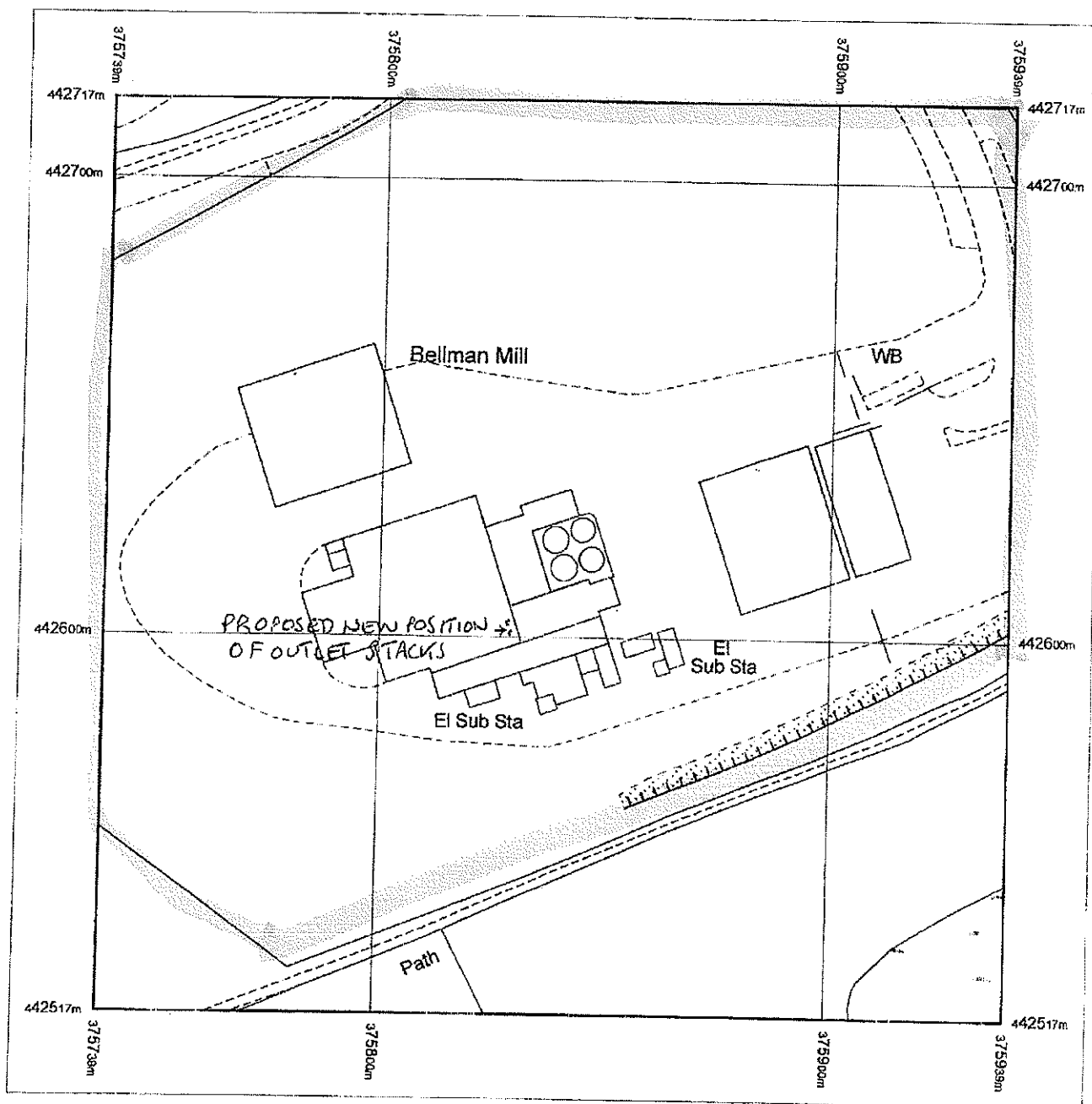
The representation of features as lines is no evidence of a property boundary

Part or all of this OS Sitemap is enlarged from mapping produced at one or more of the following scales: 1:1250 1:2500 1:10000



Supplied by: **Latitude - Southampton**
Serial number: 03975200
Centre coordinates: 375839 25 442617 38

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk



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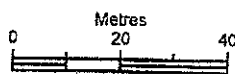
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Scale 1:1250

Supplied by: Latitude - Southampton

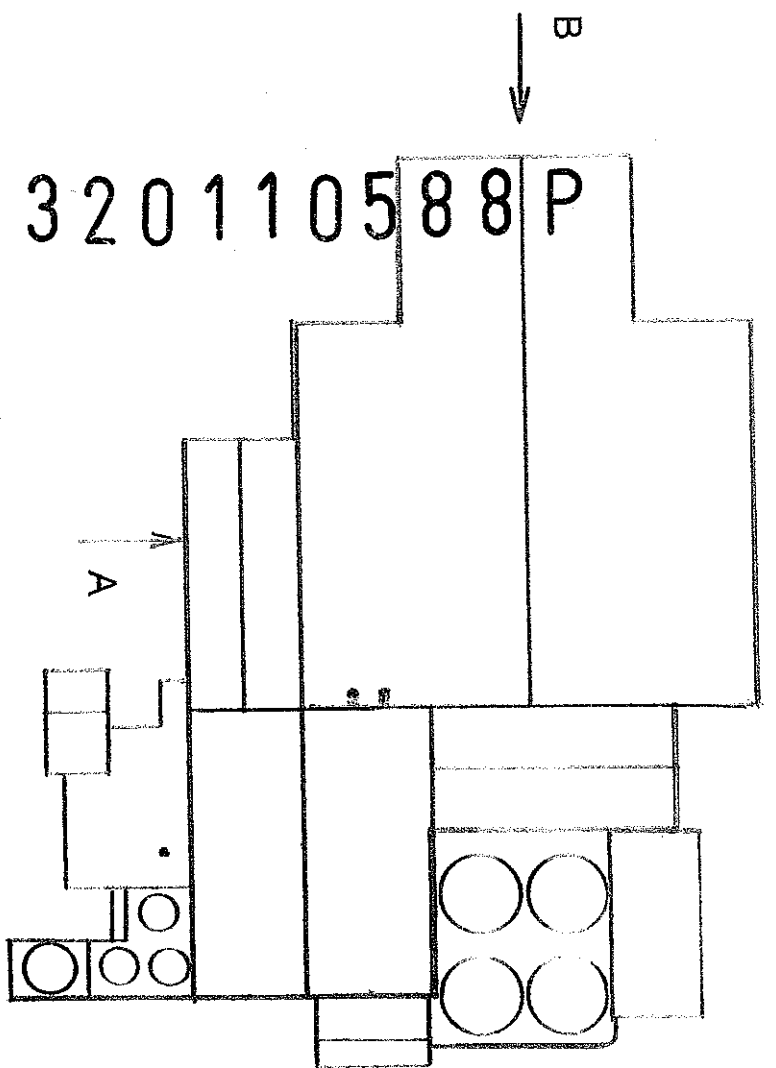
Serial number: 03975200

Centre coordinates: 375839 25 442617 38

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk



PLAN



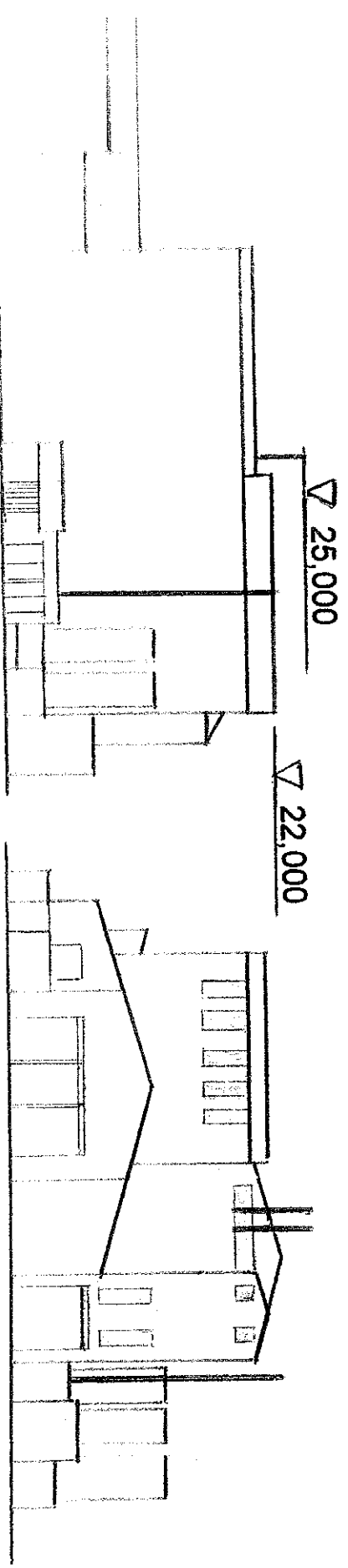
320110588P

Proposed ducts shown in red

Protrude above the ridge by 3,000

Scale approx 1 : 500 A V 8-07-2011

A V Consultants



VIEW A

BELLMAN MILL

VIEW B

Lanshead
Limestone Quarry

① Photos taken at these
Locations

Bankfield
Limestone Quarry

320110588P

CHATBURN CP

Bold Venture Quarry
(Limestone)



320110588P

1

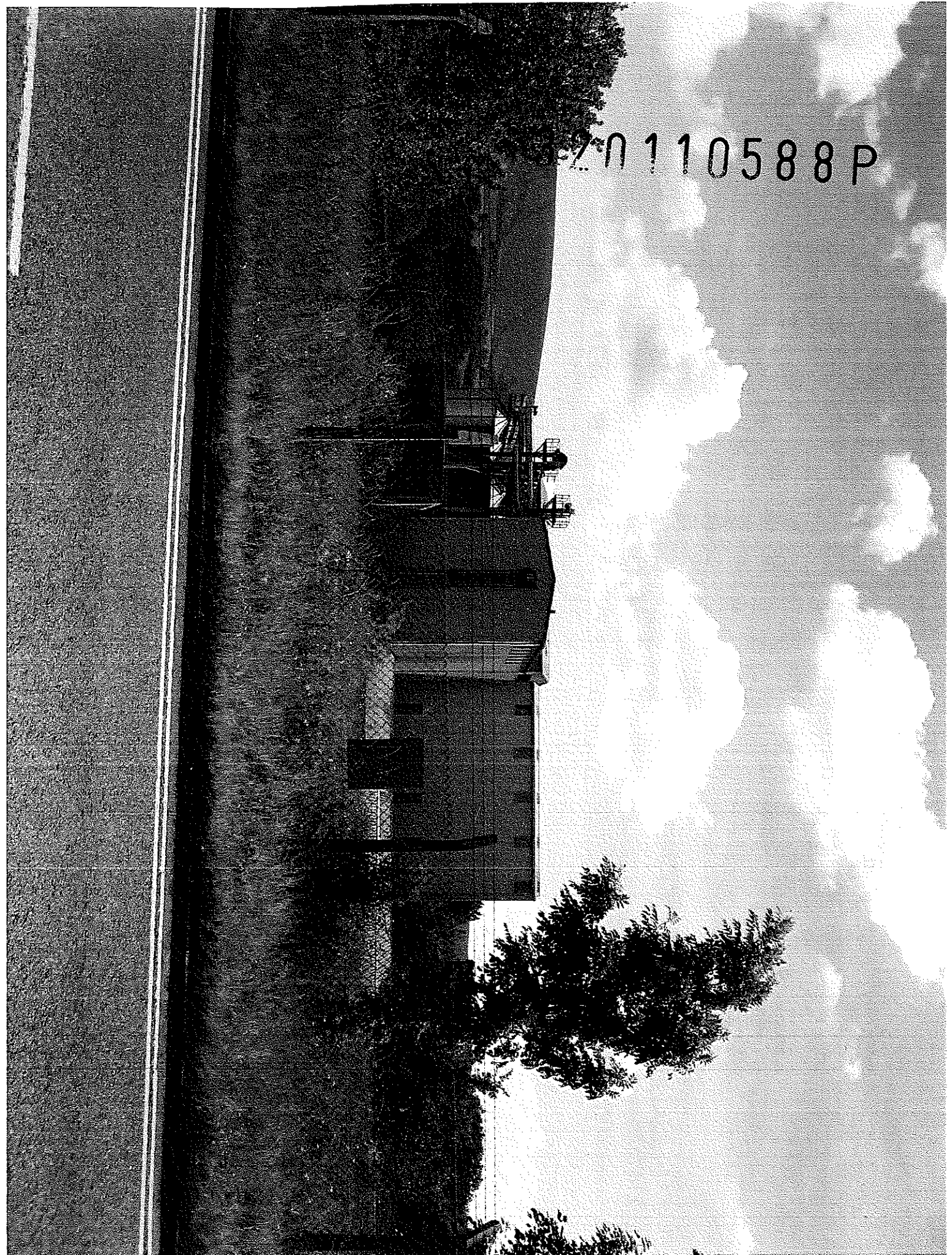
320110588P

Clitheroe
Auction Mart

320110588P

Clitheroe
Auction Mart

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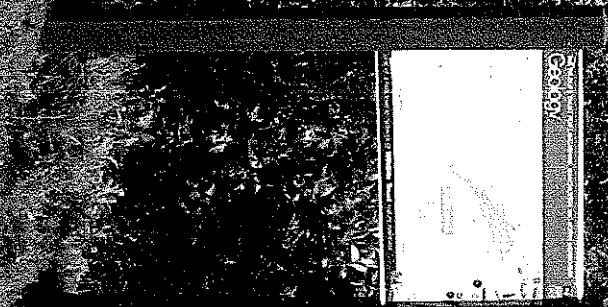


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Cooler outlet ducts

Design and access statement

Permission is sought to re-site the outlet position of the two existing cooler exhausts at Dugdale Nutrition's Bellman Mill. The cooler exhaust is warm air that has been passed counter-flow through the hot product in order to cool it. The exhaust temperature of the air is about 50-55°C. Dugdale Nutrition is obliged by the IPPC Regulations to apply to the Environment Agency for an operating license to continue their on-going operation. There are PPC Regulations benchmarks (H1 guidance) which are enforced by the Environment Agency. The benchmark requires that the outlet height of these exhaust pipes should be 3,000 (3 metres) above the existing ridge of the mill roof. The benchmark also requires that the flow is vented vertically to atmosphere. The current site of these outlets is near the top of the east gable end of the building. The outlets are directed so that the flow is vented to atmosphere horizontally and is thus non compliant.

The proposed changes will have no impact on existing operations at the site. The number of personnel will not change and there will be no impact upon parking or transport/travel issues. The change will not result in an increase in production levels so there will be no change in LGV (Large Goods Vehicle) movements to or from the site. The change will not alter energy requirements in any way.

On a positive note re-positioning the vents will ensure there is no impact beyond the site boundary in either noise or particulate emission. The H1 benchmark is specifically designed to minimise community impact from such exhausts. The outlet flows at Bellman Mill are very modest in industrial terms as the lack of comments to the contrary tends to confirm.

The original planning decision regarding the siting of Belman Mill was very wise because the overall impact of the factory upon the neighbourhood is limited. The position of the mill which is set in the former quarry working of Salthill ensures the visual impact of the factory is minimal. As the enclosed photographs demonstrate the mill is not visible from any local residential property. The installation can only be seen from residential properties in the vicinity of the Castle; at that distance (over 1½ km) the proposed new vents will be insignificant against the distant bulk of the existing buildings. The top of the mill buildings are visible from a short stretch of Lincoln Road in the general vicinity of the Auction Mart itself an industrial/trading premises, as photographs confirm. We have enclosed 8 photographs of the site with the proposed vents superimposed in red where applicable to demonstrate the visual impact as follows:

Photograph 1. View of mill from the east (within site boundary). The proposed ducts will not be seen from this location and the mill is not visible from any property in this direction.

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Photograph 2. View of mill from the north on Lincoln Road near the entrance to the Auction Mart. The proposed ducts are highlighted in red. The mill buildings disappear from view deeper into the Auction Mart site.

Photograph 3. View of mill from the north on Lincoln Road just inside the entrance to the Auction Mart. The proposed ducts are highlighted in red. The mill buildings disappear from view deeper into the Auction Mart site.

Photograph 4. View of mill from the north on Lincoln Road towards Smiths yard. The mill is not visible from any residential property in this direction. The proposed ducts are highlighted in red.

Photograph 5. View of mill from the north on Lincoln Road outside the entrance to Smiths yard. The mill is not visible as it is screened by the bluff.

Photograph 6. View of mill from the west on the footpath of the heritage trail. A commemorative bench is in the foreground. The proposed ducts are highlighted in red.

Photograph 7. View of mill from the west on the footpath of the heritage trail. An information sign can be seen in the foreground. The proposed ducts are highlighted in red.

Photograph 8. View of mill from the west within the site boundary. The proposed ducts are highlighted in red.

Note: there are no photographs taken from the south as the mill is not visible from any normal vantage point other than at the considerable distance of Pendle Hill, from there the proposed vents will be almost impossible to detect.