

The Lighthouse Green Fuels Order

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Applicant: LGF Projects Limited

Other Consents and Licences Statement

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Abbreviations

Abbreviation	In Full / Term
AGI	Above Ground Installation
AIL	Abnormal Indivisible Load
ASU	Air Separation Unit
CAA	Civil Aviation Authority
CDM	Construction (Design and Management) Regulations 2015
CHP	Combined Heat and Power
COMAH	Control of Major Accident Hazards Regulations 2015
DCO	Development Consent Order
DML	Deemed Marine Licence
EA	Environment Agency
EIA	Environmental Impact Assessment
EPR	Environmental Permitting (England and Wales) Regulations 2016
ES	Environmental Statement
ETS	Emissions Trading Scheme
FEED	Front End Engineering Design
FRAP	Flood Risk Activity Permit
HGV	Heavy Goods Vehicle
HSE	Health and Safety Executive
LER	Lead Environmental Regulator
LGF	Lighthouse Green Fuels
LPA	Local Planning Authority
m	metres
m ³ /day	cubic metres per day
MAPP	Major Accident Prevention Policy
MMO	Marine Management Organisation
MOF	Marine Offloading Facility
MW	megawatts
MWe	megawatts electrical
NE	Natural England
NSIP	Nationally Significant Infrastructure Project
PA 2008	Planning Act 2008
PAR	Pre-assembled Pipe Racks
PAU	Pre-Assembled Unit
PCSR	Pre-Construction Safety Report

PINS	Planning Inspectorate
POSR	Pre-Operations Safety Report
RCBC	Redcar and Cleveland Borough Council
SAF	Sustainable Aviation Fuel
SoS	Secretary of State
SPMT	Self-Propelled Modular Transporter
STBC	Stockton-on-Tees Borough Council
TTRO	Temporary Traffic Regulation Order
UXO	Unexploded Ordnance
VCA	Vehicle Certification Agency

1 Executive summary

- 1.1.1 LGF Projects Limited (the 'Applicant') is seeking development consent for the construction, operation, maintenance and decommissioning of the Lighthouse Green Fuels project (the Proposed Development). The Proposed Development comprises a Main Site which would be located on land at Seal Sands Road, Seal Sands, Teesside, TS2 1UB within the administrative boundary of Stockton-on-Tees Borough Council (STBC). Some utility connections will extend south of the River Tees within the administrative boundary of Redcar and Cleveland Borough Council (RCBC).
- 1.1.2 The Proposed Development comprises a commercial-scale second generation Sustainable Aviation Fuel (SAF) production facility and associated infrastructure.
- 1.1.3 This document provides information on the other consents and licences that are, or may be, required under other legislation for the construction and operation of the Proposed Development and that sit outside of the **draft Development Consent Order (DCO) (Application Document Ref. 3.1)**.
- 1.1.4 This document will be updated by the Applicant, as required, during the examination of the Application.

2 Introduction

2.1 Overview

- 2.1.1 This **Other Consents and Licences Statement (Application Document Ref. 5.4)** has been prepared by Ove Arup and Partners Limited (Arup) on behalf of LGF Projects Limited (the Applicant), to support an application (the Application) seeking development consent for the construction, operation, maintenance and decommissioning of the Lighthouse Green Fuels (LGF) project (the Proposed Development) on land within the administrative boundaries of Stockton-on-Tees Borough Council (STBC) and Redcar and Cleveland Borough Council (RCBC).
- 2.1.2 The Order limits for the Proposed Development are made up of the Main Site and Wider Site, together 'the Site'. A more detailed description of the Site is set out at section 2.4.
- 2.1.3 The Application has been submitted to the Planning Inspectorate (PINS), and the decision whether to grant a Development Consent Order (DCO) will be made by the Secretary of State (SoS) for Energy Security and Net Zero pursuant to the Planning Act 2008 (the PA 2008) [Ref 1].
- 2.1.4 The Proposed Development comprises a commercial-scale second generation Sustainable Aviation Fuel (SAF) production facility and associated infrastructure.

2.2 The Applicant

- 2.2.1 The Applicant is wholly owned by Alfanar Energy Limited (Alfanar). Alfanar is part of a global project development, manufacturing, and engineering group headquartered in Saudi Arabia. Alfanar has developed significant in-house feedstock-to-SAF expertise. This experience will be utilised to construct and operate the Proposed Development.

2.3 Overview of the Proposed Development

- 2.3.1 The Proposed Development is anticipated to be the UK's first commercial-scale second generation SAF production facility.
- 2.3.2 The Proposed Development includes the construction, operation, maintenance and decommissioning of a commercial-scale facility that will produce approximately 180 million litres of advanced SAF and approximately 30 million litres of renewable naphtha each year.
- 2.3.3 The Proposed Development includes the following elements (the location of each Work No. is shown on the **Works Plans (Application Document Ref. 2.4)**):

Table 2.1 Works description summaries

Work Number:	
Work No. 1	SAF production facility comprising: • 1A - feedstock pre-treatment facility including flue gas treatment and stack • 1B - SAF processing facility including thermal oxidiser, flue gas treatment, and stack • 1C - up to two flare structures
Work No. 2	Combined heat and power (CHP) generating station comprising: • 2A - boilers and steam turbine generators • 2B - flue gas treatment and stack
Work No. 3	Feedstock and intermediate and final product handling and storage
Work No. 4	Cooling infrastructure for SAF production facility and CHP plant
Work No. 5	Bridge and culvert crossings of existing infrastructure
Work No. 6	Marine infrastructure comprising: • 6A - construction of permanent quay • 6B - permanent quay • 6C - capital and maintenance dredging
Work No. 7	Electrical connection works comprising: • 7A - underground and overground cable connections to the existing North Bank Supply Point • 7B - electrical connection works
Work No. 8	Modified or new natural gas connection and above ground infrastructure (AGI)
Work No. 9	Supply of industrial gases: Only one of Work No. 9A or Work No. 9B would be developed; • 9A - industrial gases connection works comprising installation of new and repurposing of oxygen and nitrogen pipeline connections, and connection to existing low pressure nitrogen supply • 9B - air separation unit (ASU) facility and connections to Work No. 1
Work No. 10	Modification or removal and replacement of industrial wastewater pipeline connection works
Works No. 11	• Export connection works: 11A - pipeline(s) for the export of SAF and renewable naphtha • 11B or 11C - a pipeline for the export of carbon dioxide (CO₂) connecting to AGI by others (being either AGI C1 or C2 of the Northern Endurance Partnership (NEP) transport and storage pipeline) Only one of Work No. 11B or Work No. 11C would be developed
Works No. 12	Surface water attenuation, and drainage and discharge works
Works No. 13	Laydown areas comprising:

	• 13A - temporary construction compounds and laydown areas • 13B - permanent laydown and storage
Work No. 14	Access works and private street improvements

- 2.3.4 In addition a range of associated development, both specified and unspecified, is proposed in relation to the above.
- 2.3.5 The new quay on the River Tees (**Work No. 6**) will allow delivery of modular plant and construction materials by ship during construction and biomass and waste wood feedstock during operation, reducing reliance on road transport. Feedstock will be stored (**Work No. 3**) then pre-treated at the Main Site and processed into SAF through gasification and gas-to-liquids processes (**Work No.1**).
- 2.3.6 To support operations, the Proposed Development will include a biomass and waste wood-fired CHP plant (**Work No. 2**) with an electrical output capacity of up to 200 megawatts electrical (MWe), providing a low-carbon energy supply for the SAF process. Cooling infrastructure (**Work No. 4**) will be required for the SAF process and the CHP plant. Connections will provide electricity for start-up and to maintain ancillary site supplies (**Work No. 7**), natural gas for start-up and as auxiliary fuel for some processes during operation (**Work No. 8**), and oxygen and nitrogen which will either be delivered to the Site via pipelines or produced by a new ASU in the Main Site (**Work No. 9A or 9B** respectively). Waste materials, including off-specification materials will be exported from the Main Site by road. Finished products (SAF, and a secondary product of the process, renewable naphtha) will be transferred via pipeline(s) (**Work No. 11A**) to local marine loading facilities for marine export or export by road. CO₂ from the acid gas removal unit in Work No. 1B will be exported via pipeline (**Work No. 11B or Work No. 11C**) subject to a suitable agreement to connect to one of two proximate AGIs in the NEP project.
- 2.3.7 The Proposed Development will also include replacement and new wastewater pipeline connection works (**Work No. 10**), surface water drainage systems (**Work No. 12**) and access and street improvements (**Work No. 14**). Space within the Wider Site is identified for temporary construction and laydown and space within the Main Site identified for permanent laydown and storage areas (**Work No. 13**).
- 2.3.8 The preliminary layout of the Proposed Development is shown on **Indicative General Arrangement Plan (Application Document Ref. 2.5.1)** and **Indicative General Arrangement Isometric (Application Document Ref. 2.5.2)**.

2.4 The Site

- 2.4.1 The Site location and boundary (which is also known as the 'Order limits') are shown on **Site Location Plan (Application Document Ref. 2.1)**. The Site is located in Teesside on land to the north and south of the River Tees with connection corridors crossing the Tees.
- 2.4.2 The Main Site is located in the industrial area of Seal Sands approximately 5km east of Billingham town centre and 4km north-east of Middlesbrough town centre, on the north bank of the River Tees in the borough of Stockton-on-Tees). The majority of the Main Site lies south of Seal Sands Road and largely comprises previously developed land formerly used as a chemical plant from the early 1970s. It was last operated by INEOS Nitriles.
- 2.4.3 The Main Site comprises the main SAF facility development area of the Site, lying to the south and north sides of Seal Sands Road and bounded by the proposed quay in the River Tees, with the River Tees to the east.
- 2.4.4 The eastern boundary of the Main Site is formed by the River Tees, where existing jetties will be demolished and a new quay developed.
- 2.4.5 The Wider Site comprises the connection corridors, including land required for road access, pipelines (including under the River Tees), dredging near to the Main Site, and utility connections and construction laydown in both North Tees and (in the borough of Redcar and Cleveland) South Tees.

2.5 The DCO process

- 2.5.1 Part 3 of the PA 2008 defines which projects constitute a nationally significant infrastructure project (NSIP). Once classed as an NSIP, development consent (in the form of a DCO) is required under Part 4 of the PA 2008.
- 2.5.2 In legislative terms the Proposed Development comprises both a SAF production facility and a CHP generating station together with development associated with the SAF production facility and the CHP generating station.
- 2.5.3 The construction and operation of the main SAF production facility does not automatically fall within the definition of an NSIP. Therefore, on 12 August 2025, the Applicant formally requested a direction by the SoS for Energy Security and Net Zero, pursuant to section 35(1) of the PA 2008, that the following elements be treated as one for which development consent is required. The Section 35 direction request was made in respect of: a main gasification facility to process sustainably sourced biomass; feedstock pre-treatment, syngas clean-up apparatus; Fischer-Tropsch process units; refining units; feedstock, intermediates and finished product storage;

quayside with ship loading/ offloading infrastructure; supporting infrastructure and utility connections (hereafter called the ‘Specified Elements’).

- 2.5.4 The SoS for Energy Security and Net Zero issued a direction under Section 35 of the PA 2008 [Ref 1] on 08 September 2025 to confirm that the Specified Elements of the Proposed Development, together with any matters/ development associated with them, should be treated as development for which development consent under the PA 2008 is required.
- 2.5.5 The CHP plant (**Work No. 2**) surpasses the 50 Megawatt (MW) threshold for generating stations defined in Section 15 of the PA 2008 and is therefore a NSIP in its own right.
- 2.5.6 An application for development consent for the Proposed Development has been submitted to PINS acting on behalf of the SoS. Subject to the Application being accepted, PINS will then examine it and make a recommendation to the SoS who will then decide whether to grant a DCO.
- 2.5.7 The application for development consent for the Proposed Development supersedes a previous application that was being progressed by Lighthouse Green Fuels Limited centred on a site off Huntsman Drive in Seal Sands, TS2 1TT (PINS ref. EN010150). Statutory consultation on that application took place between 16 May 2024 and 20 June 2024. As shown on the PINS website¹, that application is discontinued.

2.6 The purpose and Structure of this document

- 2.6.1 The purpose of this document is to provide information on the other consents and licences that are, or may be, required under other legislation for the construction and operation of the Proposed Development, outside of the **Draft DCO (Application Document Ref. 3.1)**.
- 2.6.2 The other consents and licences currently expected to be required are presented in Table 3.1 in Section 3.

¹ <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010150>

3 Other consents and licences

3.1 Overview

- 3.1.1 Table 3.1 lists the types of consent/licence (aside from the DCO) that are currently anticipated to be required for the Proposed Development, the relevant consenting body, any agreement that has been reached with that body, actions to be undertaken and the status of the relevant application (e.g. whether the consent/licence has been granted or the anticipated application submission date, where this is known).

Table 3.1 Other Consents and Licences

No.	Consent/licence	Relevant body	Status	Onward timescales
1	Environmental Permit - The Environmental Permitting (England and Wales) Regulations 2016 (as amended) (EPR) [Ref 2]	Environment Agency (EA)	Not yet submitted. Required for commissioning and operation of the CHP plant and SAF production facility within the Main Site. The Applicant has undertaken enhanced pre-application engagement with the EA Permitting team. Permit application documents are currently being finalised and the intention is to submit the application approximately one month after DCO application submission.	Permit application to be submitted shortly after DCO application and is expected to be duly made during DCO examination, but determination may not be concluded before DCO decision.
2	Hazardous Substances Consent - Sections 4 and 6 of The Planning (Hazardous Substances) Act 1990 and Schedule 1 of The Planning (Hazardous Substances) Regulations 2015 [Ref 3]	Local Planning Authority (LPA). Relevant LPA for the Main Site is STBC.	Required for operation under The Planning (Hazardous Substances) Act 1990 for upper tier COMAH establishments (see below) exceeding controlled quantity thresholds.	Consent application to be submitted in advance of construction.
3	Licence under the Control of Major Accident Hazards (COMAH) Regulations 2015 [Ref 4]	Competent Authority (Health and Safety Executive (HSE) and EA acting jointly)	Required for construction and operation as the Proposed Development will be an upper tier COMAH establishment.	COMAH Notification (Regulation 6) to be made prior to construction. Major Accident Prevention Policy (MAPP) and Pre-Construction Safety Report (PCSR) to be prepared and submitted prior to construction. MAPP, Pre-Operations Safety Report (POSR), On-Site Emergency Plan and

No.	Consent/licence	Relevant body	Status	Onward timescales
				Off-Site Emergency Plan to be prepared and submitted prior to operation. Public Information (Regulation 17) to be issued to publish COMAH status of site when confirmed.
4	Greenhouse Gas Permit - Greenhouse Gas Emissions Trading Scheme Order 2020 [Ref 5]	EA	May be required for operation (in relation to emissions from the CHP plant). The Applicant is currently engaging with the EA Emissions Trading Scheme (ETS) team to confirm applicability. In the event that the CHP feedstock is waste wood then ETS may apply from 2028.	Application to be submitted prior to commissioning, if required.
5	Building Regulations Approval - The Building Regulations 2010 (as amended) [Ref 6] and/or Building Safety Regulator approvals (as applicable)	LPA Relevant LPA for the Main Site is STBC.	Required for completion of construction in respect of 'buildings' (as defined by the Building Regulations) that form part of the Proposed Development.	Building Regulations approval and/or Building Safety Regulator approvals (as applicable) will be sought prior to and during the construction phase.
6	Construction Noise Consent - Section 61 of The Control of Pollution Act 1974 [Ref 7]	LPA Relevant LPA depending on the location of the relevant activities – may be STBC and RCBC.	May be required for specific activities during construction.	Would be applied for prior to the start of construction, or prior to specific construction activities, if required.
7	Notification of Construction Works - The Construction (Design and Management) Regulations 2015 ('CDM') [Ref 8]	HSE	Required for construction. HSE to be notified in writing using the HSE F10 Form.	HSE will be notified prior to the start of construction.

No.	Consent/licence	Relevant body	Status	Onward timescales
8	Permit for Transport of Abnormal Loads - The Road Vehicles (Authorisation of Special Types) (General) Order 2003 [Ref 9] or The Road Traffic Act 1988 [Ref 10]	Vehicle Certification Agency (VCA) (the Executive Agency of the Department for Transport), National Highways and the relevant local highway authority (part of LPA)	Required in order to arrange delivery of any Abnormal Indivisible Loads (AILs) by road during construction. Note most of the AILs for the Proposed Development will be delivered by ship. Details for the management of Abnormal Loads and AILs are secured within the construction traffic management and construction worker travel plan Requirements in Schedule 2 of the Draft DCO (Application Document Ref. 3.1) .	Permits would be sought if required once the precise number and specification of AILs has been confirmed, prior to or during the construction phase.
9	Temporary Traffic Regulation Order (TTRO) – The Road Traffic (Temporary Restrictions) Procedure Regulations 1992 [Ref 11]	Relevant local highway authority (STBC and RCBC)	May be required to allow traffic management on public highways during the construction phase.	Would be applied for prior to the start of construction, or prior to specific elements of the construction activities, if required.
10	Gas Safety Case – The Gas Safety (Management) Regulations 1996 (Regulation 3) [Ref 12]	HSE	Required in relation to the natural gas connection (Work No. 8).	Required prior to operation. Application to be submitted prior to start of construction of Work No. 6.
11	Pipeline Safety Notification - The Pipelines Safety Regulations 1996 (Regulation 20) [Ref 13]	HSE	Required in relation to the relevant pipeline connections (Work Nos. 9, 10 and 11).	HSE will be notified a minimum of 6 months prior to start of construction of Work Nos. 9, 10 and 11.
12	Fire Notice - The Regulatory Reform (Fire Safety) Order 2005 [Ref 14]	Local fire and rescue authority.	A fire safety risk assessment is required in respect of work on construction sites and an action plan is to be produced in relation to such assessment.	The fire safety risk assessment and action plan will be prepared by the principal contractor(s) prior to the start

No.	Consent/licence	Relevant body	Status	Onward timescales
		HSE also has enforcement responsibility on construction sites.		of construction and communicated to construction workers.
13	European Protected Species Licence - The Conservation of Habitats and Species Regulations 2010 [Ref 15]	Natural England (NE)	Required for any parts of the Proposed Development that affect European protected species.	Pre-construction surveys would be undertaken to confirm the position and the need for any licence(s), prior to construction works. Application(s) to be submitted prior to relevant construction works commencing, if required.
14	Specific Class Licences under Wildlife and Countryside Act 1981 (as amended) Section 10(3)(c) [Ref 16]	NE	May not be required but may be relevant to some construction activities.	If required, draft licence application to be submitted to NE for full assessment prior to the start of construction.
15	Consent for works within a Site of Special Scientific Interest under the Wildlife and Countryside Act 1981 [Ref 16] Section 28E	NE	May be required for certain works within the Teesmouth and Cleveland Coast SSSI.	Application to be submitted prior to start of construction.
16	Agreement for the carrying out of works to the public highway under Section 278 of the Highways Act 1980 [Ref 17]	Relevant local highway authority (part of LPA)	If required for permanent works affecting the public highway.	If required, application to be submitted prior to start of construction.
17	Environmental Permit (for discharge to surface water) – EPR [Ref 2]	EA	May be required for discharge of uncontaminated surface water from the construction site if this lasts for more than three continuous months.	Would be applied for prior to the start of construction, or prior to specific elements of the construction activities, if required.

No.	Consent/licence	Relevant body	Status	Onward timescales
18	Environmental Permit (Flood Risk Activity Permit (FRAP)) – EPR [Ref 2]	EA	Required for a range of activities relating to works on or near a main river, on or near a flood defence structure, in a flood plain or on or near a sea defence.	Would be applied for prior to the start of construction, or prior to specific elements of the construction activities, if required, in accordance with a Requirement in Schedule 2 of the Draft Development Consent Order (Application Document Ref. 3.1) .
19	Environmental Permit for use of temporary generators during construction – EPR [Ref 2]	EA	May be required for the use of temporary generators on-site during construction, an Environmental Permit or medium combustion plant permit will be applied for (as required) from the Environment Agency, which will regulate emissions from the generators.	Consent will be sought from the EA prior to the use of temporary generators on-site.
20	Ordinary Watercourse Land Drainage Consent (works to structures) (sometimes known as Land Drainage Consent) – Sections 23 and 66 of The Land Drainage Act 1991 [Ref 18] (prohibition on obstructions etc. in watercourses, known as land drainage consent)	Lead local flood authorities (STBC and RCBC)	Required for any works over or in close proximity to ordinary watercourses (namely Dabholm Creek, Knitting Wife Beck, Mill Race, The Fleet and Ormesby and Normanby Beck).	Application to be submitted if required prior to construction of any works over or in close proximity to ordinary watercourses.
21	Permit for temporary storage within the floodplain of a main river under Standard Rules Permit (SR2015 No. 29) [Ref 19]	EA	Required for temporary storage (up to eight weeks) of materials within a main river's floodplain. Materials must be stored at least 8m from non-tidal rivers or 16m from tidal rivers.	Application to be submitted if required prior to construction.
22	Regulations on aeronautical activity –	Civil Aviation Authority (CAA)	Part 8 sets requirements to light objects which may prove an obstacle to aircraft	Aviation warning lighting for cranes will be required during construction and

No.	Consent/licence	Relevant body	Status	Onward timescales
	Civil Aviation - Air Navigation Order 2016 [Ref 20]		(e.g. cranes and tall structures such as stacks and flares). Lights which dazzle or distract pilots, or which are otherwise liable to endanger aircraft, are prohibited. Aviation warning lighting will be controlled through a Requirement in Schedule 2 of the Draft DCO (Application Document Ref. 3.1) .	aviation lighting of tall structures will be required during operation (as per engagement with CAA to date).
23	Regulations on aeronautical activity in accordance with CAP168 Licensing of Aerodromes (paragraph 4.128-4.135) [Ref 21]	CAA	Objects less than 150m in height may be assessed as hazards to aviation and treated as obstacles and should be marked and/or lit.	Aviation warning lighting of tall structures may be required during operation.
24	Guidance on cranes and lighting in relation to aviation activity (CAP1096: Guidance to crane users on the crane notification process and obstacle lighting and marking) [Ref 22]	CAA	Relevant to use of cranes 45m above ground level during construction.	Aviation warning lighting for cranes may be required during construction.
25	Water Abstraction Licence (Dewatering during construction) – Sections 24 and 25 of The Water Resources Act 1991 (as amended) [Ref 23]	EA	May be required for dewatering excavations during construction (if the contractor intends to abstract >20m ³ /day).	Application to be submitted prior to construction, if required.
26	Groundwater investigation consent in accordance with Section 32 of The Water	EA	May be required for test pumping, prior to dewatering excavations during construction, before applying for a water abstraction licence, to investigate aquifer	Application to be submitted prior to construction, if required.

No.	Consent/licence	Relevant body	Status	Onward timescales
	Resources Act 1991 (as amended) [Ref 23]		properties and assess the risks to surrounding water features.	
27	Agreement for connection to the natural gas distribution network	NGN	Required in relation to the proposed natural gas connection.	Application to be submitted once the DCO Application has been made, which will be followed by a Design and Offer process to obtain a connection offer.
28	Connection Agreement for connection to the electricity transmission system	Northern Powergrid	Required in connection with the proposed electrical connection.	Application to be submitted through the Connections Reform process.
29	Raw water service agreement	Northumbrian Water Ltd	Required to secure raw water for construction and operation.	Agreement to be secured prior to construction.
30	Deposit for Recovery Permit – EPR [Ref 2]	Environment Agency (EA)	Not yet submitted. May be required for site enabling works to allow for recovery and reuse of slag and other site materials as part of the development of the site construction platform. If required, permit application documents will be prepared and submitted to the Environment Agency.	If required, permit application to be submitted shortly after DCO application and is expected to be duly made during DCO examination, but determination may not be concluded before DCO decision.
31	Generation Licence under Section 6 of the Electricity Act 1989 [Ref 24]	Ofgem	Not yet submitted. Required in relation to the 200MWe CHP plant.	Required prior to operation of the CHP plant.
32	Section 135(1) and (2) of the PA 2008 [Ref 1]	The Crown Estate Commissioners	Not yet submitted. Will be done in parallel with the DCO and Deemed Marine Licence. Required for acquiring interests other than the Crown in Crown Land.	Consent will be sought from The Crown Estate Commissioners following submission of the application in order to obtain the relevant Section 135 consent prior to the decision being made on the DCO.

No.	Consent/licence	Relevant body	Status	Onward timescales
33	Section 80 of the Building Act 1984 [Ref 25]	LPA Relevant LPA depending on the location of the relevant activities – may be STBC and RCBC.	Not yet submitted. Notice may need to be served on the relevant LPA for the demolition of buildings and/or structures within the Site as part of the construction phase. At present no buildings (within the Building Act definition) have been identified for demolition; however if a building(s) is subsequently identified for demolition that the LPA or the Applicant consider to require notice under Section 80 of the Building Act, then notice would be submitted in advance of the demolition works taking place.	May be required prior to demolition of buildings and/or structures within the Site.
34	Marine Licence under the Marine and Coastal Access Act 2009 [Ref 26]	Marine Management Organisation (MMO)	Not yet submitted. If Unexploded Ordnance (UXO) is discovered within the marine area of the Site, a marine licence may be required to clear the UXO. As details of this potential activity cannot be confirmed at this stage, UXO clearance has not been included in the Deemed Marine Licence as part of the Draft DCO.	May be required if UXO is discovered within the marine area of the Site during post-consent/pre-construction surveys.

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