

Unit 28, Graphite Way
Hadfield
Glossop
SK13 1QH

F.A.O. Mark Ollerenshaw

Development Control Section
Development Services
High Peak Borough Council
Town Hall
Buxton
Derbyshire
SK17 6EL

16th September 2016

Dear Sirs

Re: Planning Application Number – HPK/2016/0470

Proposed back-up power generation facility including generator containers, blockwork switch room, sub-station, fencing, gates and ancillary equipment – Land off Graphite Way, Hadfield, Glossop.

I write in connection with the above planning application. Having considered the application and examined the plans, I wish to object to the proposed development.

As the owner of Unit 28 Graphite Way, Hadfield, I know this site well. I run my business, Cardoness Limited at this location. We are a firm of Accountants working in offices within the unit.

My objections to this proposal are outlined as follows:-

Noise & Environment

- Noise level assessments were carried out at 7 locations as per the report (5.2.5), however, no assessments were made next to the nearest occupied location this being Units 27 to 30 Graphite Way. Given that the report suggests that the hours of operation would be from 07.30 to 20.30 (which would coincide with the operating hours of the businesses within these units), why has the impact of noise on these units not been considered?
- I note that base level noise assessments were taken over a 24 hour period in Printers Park and to the rear of the houses on Woolley Bridge Road. These are two of the quietest locations that could be selected. The question should be asked as to why a base level noise assessment was not carried out at the closest occupied location to the proposed site, namely, Units 27 to 30 Graphite Way, thus providing a more accurate reading.

- The report (point 4) indicates there is to be a **four** metre High Absorptive Acoustic Barrier erected, however, the elevation diagram submitted refers to a **five** metre High Absorptive Acoustic Barrier. However, the High Absorptive Acoustic Barrier referred to on the plans is only to be erected on the South & Western boundaries of the proposed facility. This means that no protection to noise will be offered to the North and Eastern boundaries. Units 27-30 are the closest occupied buildings to the north of the proposed project and as such would not be afforded any protection to noise despite being occupied during the proposed hours of operation. The noise from this development would, therefore, have a significant detrimental effect on my business and neighbouring businesses.
- 5.2.7 of the report indicates that there would be a potential significant adverse noise impact to one of the locations. Whilst the report does run through the context it does not indicate the location. The location appears to have been omitted from the report, however, I believe the location to be SR7. If this is the case SR7 is on the Southerly side of the proposed development and would, therefore, benefit from the High Absorptive Acoustic Barrier. If there is still a potential significant adverse noise impact to that location which would have this protection, this must mean that the noise impact to my unit on the Northerly side of the proposed development would be significant as there is no such barrier at this location.
- The report states that the hours of operation would be from 07.30 to 20.30 and that it is likely that the facility would typically operate for 1000 hours per year. I would however suggest that this is misleading as the report does indicate that the site would be run based on the needs of the National Grid and that the National Grid can instruct this facility to run at any time. No assurance can therefore be placed on either the proposed hours or the typical number of hours and this site could be running 24 hours a day, 7 days a week.

Taking into account the factors outlined above and the nature of my business, the impact of this level of noise on my unit would have a significant detrimental effect on the day to day operation of my business.

Siting

- The proposed access and egress to the site is to the rear of Units 28 & 30 Graphite Way. My unit (No.28) and No.29 have parking spaces to the rear of the units. However, the application makes no reference to our access to these spaces and the effect the development would have on these. My parking spaces are used by both staff and clients. If access to these is affected by this development this would have a detrimental effect on the operation of my business.
- The proposed site is off Graphite Way to the rear of Units 27 & 30. This is in close proximity of the River Etherow and I have been advised by the planners in the past that there are strict planning requirements that have to be met and that any proposal has to be in keeping with the local area. This proposal does not appear to be in keeping with the local area.
- The report commissioned by Mercia Power Response Limited makes reference to 147 sites considered, however, makes no mention as to the number of sites considered in this area ???
- It is my understanding that there is a well-used and signed public footpath that runs alongside the river Etherow, however, the report (2.3) clearly states that there are no public rights of way in the vicinity of the site. The proposed site would be within metres of this public footpath.
- The application area (outlined in red) appears to include the road, namely, Graphite Way ???

Design

- The report states that the visual impact would be minimal, however, I would strongly disagree with their take on this. I would suggest that the pictures have been carefully taken to demonstrate this. However, the Acoustic barrier alone is some 4/5 metres high. Noticeably there are a lack of pictures showing the visual impact when stood at the Northerly and Easterly sides of the proposed development.
- I would also point out that no pictures have been put forward looking at the visual impact from Woolley Bridge Road. This is a significantly elevated position in comparison to the proposed site and I would suggest that the visual impact would be significant.

I note that all construction and installation work will be carried out during a normal working day thus increasing the inconvenience and noise levels to Units 27-30 which are closest to the development and who would be trying to operate their businesses at this time.

I would also question where the construction workers would park their vehicles during the construction phase as the report suggests that 8-10 vehicles over and above normal construction traffic would be on site for a 10 week period. No provision has been made for these and I would point out that the road is in constant use to gain access and egress to the units on Graphite Way. Street parking would not therefore be an option.

I am disappointed to see that Mercia Power Response Limited are trying to use the fact that this area is an Employment Zone (EMP4) as leverage to get this application through. This company is not a local company and in my opinion is not providing any local employment. Therefore, I would argue that the future prospects of their employees and sub-contractors are irrelevant to this application and should be disregarded.

I understand neighbouring businesses also share many of the concerns I have raised in this letter.

I would like the opportunity to take legal advice on this matter and indeed consider obtaining my own expert evidence in relation to some of the issues I have raised. I do, therefore, wish to reserve the right to submit further information.

As indicated previously by the return of my reply slip, if this application is to be decided by the Development Control Committee I would like to speak at the meeting. I would, therefore, be grateful if you could let me know the date of any such meeting as soon as possible.

Yours faithfully

Ian Ivens