

Planning Department
High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
SK17 6EL

03.02.2023

Dear Ms Simpkin,

Full Planning Application – Substation for ‘Residential development comprising 96 units including means of access’ at Land off Hayfield Road, New Mills.

We hereby confirm submission of a full planning application for an electricity Substation at land at the approved residential development site at Hayfeild Road, New Mills.

The application is submitted via the Planning Portal with reference PP-11858468

The application submission comprises:

- Completed application form and certificate
- Site Location Plan - Drawing no. LP-S001
- Substation Plan - Drawing no. SP-S001
- Substation elevations - Drawing no. ENDSS0021J

The requisite fee of £266.20 (based on floorspace of the unit) has been paid via the Planning Portal. The proposal is not liable for CIL.

Site Context

The site lies within a wider area that benefits from planning permission ref. HPK/2017/0534 for ‘Residential development comprising 96 units including means of access’ at Land off Hayfield Road, New Mills.

Substation Requirement

To service the residential site, a substation is required to be provided; it would accord with Electricity North West size, materials and equipment standards and be installed to relevant ENWL / GTC the asset owners standards. It could also provide additional capacity to the local Low Voltage Network should it be required in the future.

The substation would be approx. 2.44m high and 3.1mx3.8m in footprint and would be provided on a concrete base and with a Simulated Stone Coloured GRP Housing to match the approved development material.

It is submitted as a full planning application as a new development element to support the approved housing development and its implementation.

It should, however, be noted that if the substation was to be provided by the statutory electricity provider direct, it would form permitted development.

Aptus Utilities are an Independent Connections Provider (ICP) with direct connections onto the distribution network.

Assessment of the Application

Principle, Location and Design

The scale of the unit would be small scale and provide ancillary/supporting infrastructure to the residential site and the local vicinity off site.

The proposed location is to be set off the main internal entrance road off Hayfield Road set back within an area of landscaping adjacent to the road. This location would allow for future access by the electricity operator for maintenance.

The materials/colour of the unit would enable it to assimilate with site landscaping.

In conclusion,

- The site remains as a residential development; this will provide supporting infrastructure,
- There is no material increase in the scale of development, to the location of development elements on the site and the overall appearance/quality of the development will remain as approved,
- There is no change to access or traffic generation; and
- The site area subject to the application is very small to the context of the approved site area.

As such, it is concluded that the application proposal is appropriate to the site approvals/acknowledges current proposals and a grant of planning permission is respectfully requested.

I trust you have all the necessary information to register this application and if you have any queries, either now or during the determination process, then please do not hesitate to contact me.

Yours sincerely,

Dan Owen
Aptus Utilities

Aptus design and deliver utility solutions for residential, commercial and industrial developments. Accredited by the National Electricity Registration Scheme (NERS)

