

DELEGATED DECISION REPORT

HPK/2023/0244
Valid 22/06/2023

**COMPOUND B BACKUP
POWER GENERATION
FACILITY GRAPHITE WAY
HADFIELD
GLOSSOP**

**INSTALLATION OF BATTERY
ENERGY STORAGE UNIT AT
CONSTRUCTED BACK-UP
ELECTRICITY GENERATION
FACILITY**

(FULL - MINOR)

MAIN ISSUES

- Principle
- Impact on visual amenity
- Amenity
- Ecology
- Highways

DESCRIPTION OF SITE

The site area extends to 0.94 ha including the access road to the site. The site is located off Graphite Way, Hadfield, to the east of the River Etherow. The main area of the site is immediately adjacent to units 11-14 Graphite Way. The site is within the built up area boundary and the Etherow Industrial Park Primary Employment Zone (PEZ).

Consent was granted in 2017 for the site is be used as back up power generation facilities. The approved layout comprises three facilities, which are called Compound 1, Compound 2 and Compound 3. 12 No. 2 MW generator containers are split between three separate fenced compounds, which each housing a switch room and HV sub-station. An oil storage base, gas meter cabinet and welfare cabin in each compound are also stored on each compound. The site is managed by Mercia Power Response Limited who specialise in electrical power generation.

PROPOSAL

Consent is sought to install three additional battery energy storage units adjacent to the existing operational reciprocating engines on the three compounds. Each unit will comprise of 1no battery storage unit in off white ; 1no grey electrical transformer, 1no dark green high voltage DNO electrical substation building, 1no dark green low voltage feed kiosk, low level lighting fixed to battery containers and substation building and 2.4m dark green boundary fencing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S4 Maintaining and Enhancing an Economic Base
S5 Glossopdale Sub-area Strategy
EQ1 Climate Change
EQ5 Biodiversity
EQ6 Design and Place Making
EQ10 Pollution Control and Unstable Land
E3 Primary Employment Zones
E4 Change of Use of Existing Business Land and Premises
CF6 Accessibility and Transport

National Planning Policy Framework

Section 1, 4, 7, 8, 10

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2017/0424- Proposed back up power generation facilities including generator containers, blockwork switch rooms, substations, fencing, gates & ancillary equipment – approved within conditions.

CONSULTATIONS

Publicity

Site Notice expiry date: 27.07.2023
Neighbour consultation period ends: 18.07.2023
Press Advert: N/A

Public Comments

None received within consultation period.

Town / Parish Comments

N/A.

Environmental Health

No objection, recommends conditions to those imposed on HPK/2017/424.

Derbyshire County Council Highways

No objection.

OFFICER COMMENTS

Principle of Development

The use of the wider site will not change from the use as a backup electricity generation facility as approved under Ref (HPK/2017/0424). As the site forms part of the primary employment zone, and is already in use for industrial purposes the principle of the development on the site has already been established. The proposed development would not increase the size of the site and therefore the principle of the development is acceptable.

Layout and Design

Local Plan Policy EQ6 requires development to contribute positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials, and the relationship to adjacent buildings and landscape features. It also requires development to achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The proposed development would be located within each of the three compounds that are already on site. The storage unit and ancillary equipment would therefore be seen in context with the other infrastructure on site and have been designed so that they blend into the industrial setting of the site.

In addition, the site is within an industrial area and therefore will be seen in context with other large industrial buildings. As such the proposal would not appear out of character with the surrounding area.

The previous approval introduced a landscaping scheme to help to screen the development from the public vantage points and this scheme has been implemented. As such this landscaping also provides screening for the new infrastructure.

Amenity

Local Plan Policy EQ6 requires development to achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The main amenity issue with regard to this proposal is noise impact.

The nearest residential housing is approx. 293m to the north west of the site on West Drive, Tintwistle. There are further residential houses around the site, the closest of these are some 350m to the south on Woolley Bridge Road. The environmental health department have considered the proposed development and consider that the proposals are relatively low impact, with no additional power generation, just the provision of batteries for energy storage. Conditions were imposed in 2017 to ensure that the site continues to have an acceptable relationship with the neighbouring

dwellings. It is considered that the development has an acceptable relationship on neighbour amenity.

In relation to the neighbouring commercial units the development is considered to have minimal impact on these units.

Highway Safety

Policy CF6 of the Local Plan seeks to ensure development can be safely accessed in a sustainable manner. Proposals should minimise the need to travel, particularly by unsustainable modes. It aims to ensure that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.

The site benefits from an existing access to each compound and the proposed development would not increase vehicle movements to as apart from the construction and installation of the development. The battery units can be operated remotely when required and therefore the site is relatively unattended.

The highway authority has been consulted on the proposal and have no highway safety objections to the development. As such the development is considered to have an acceptable impact on highway safety.

Ecology

The development does not raise any additional ecology issues.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION :

Approved with conditions

Case Officer: Rebecca Bowers

Recommendation Date: 03.08.2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council