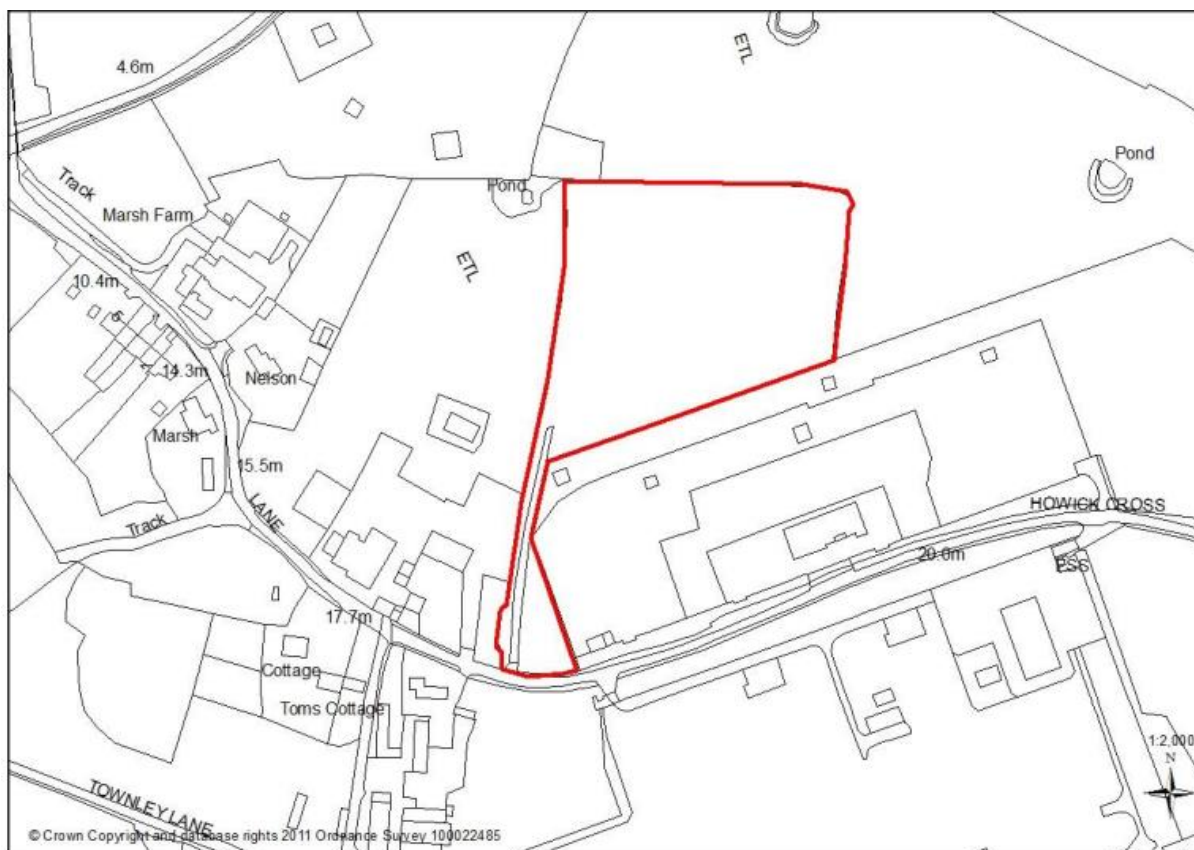


Application Number	07/2022/00052/VAR
Address	Howick Hall farm Howick Cross Lane Penwortham
Applicant	Penwortham Storage Ltd
Agent	William Summerlin Statera Energy Ltd 245 Kensington Church Street London
Development	Variation/removal of conditions 2, 5, 12-14 of permission 07/2021/00252/FUL for the development of a 49.99mw battery storage facility with associated infrastructure and landscaping
Officer Recommendation	Approval with Conditions
Officer	Debbie Roberts
Date application valid	24.01.2022
Target Determination Date	25.04.2022
Extension of Time	29.04.22



1. Report Summary

1.1 This application seeks to vary some of the conditions imposed on planning permission 07/2021/00252/FUL for development of a 49.99mw battery storage facility, with associated infrastructure. This variation allows for upgrade and layout changes to the scheme and variation/removal of conditions as described in full below

1.2 The proposal, its proximity to and potential impact towards the immediate area have been fully assessed, but following full consultation representation has not been made.

1.3 The site and wider surroundings are designated as Green Belt by Local Plan Policy G1, and having consideration to the following commentary the proposal is considered to comply with Green Belt policy. It also accords with the relevant policies of the National Planning Policy Framework, Central Lancashire Core Strategy, South Ribble Local Plan and Penwortham Neighbourhood Development Plan 2017. It is therefore recommended for approval subject to the imposition of conditions

2. Application Site and Surrounding Area

2.1. The proposal refers to a tract of agricultural land with deep, narrow access located north of Howick Cross Lane, Penwortham. It is bound on all sides by hedgerow, and accessed from Howick Cross Lane by a field gate. Overhead power lines cross the site in a south-westerly direction

2.3 Abutting the western side is Pollards Farm; the main proposal site lies alongside land to the rear of Pollards Farm. Facing the access are Hesketh farm (Grade II) and a row of cottages, and south-east is a large National Grid power station which straddles Howick Cross Lane. North are deep tracts of agricultural land beyond which is the River Ribble (750m approx); the proposal site is extremely secluded and not immediately visible from any neighbouring property

3. Site Context and Planning History

- ☐ 07/2012/SCE – Environmental Screening Opinion requested for battery storage facility. EIA not required. September 2017
- ☐ 07/2017/2821/FUL – erection of battery storage facility. Approved Nov 2017 but not implemented
- ☐ 07/2018/3907/SCE – Environmental Impact Screening opinion for gas fired generating facility. EIA not required Nov 2018
- ☐ 07/2021/00118/VAR – Variation of conditions re application 2017/2821/FUL. Approved April 2021
- ☐ 07/2021/00252/FUL - Development of a 49.99 MW Battery Storage Facility, with associated infrastructure and landscaping. Approved July 2021

Application 07/2022/00021/FUL has also been lodged for siting of containerised battery energy storage units including electrical ancillary equipment, new gated access and installation of 2.5m high galvanised palisade fencing and gates. This is on land to the rear of the adjacent National Grid building/east of the proposal site, but has not yet been determined. This is for a different applicant

4. Proposal

4.1 *Background Information* – Additional grid support is required in line with national policy to support low carbon futures with secure, reliable supplies of electricity. As such there is a need to manage frequency, voltage and imbalances in the system during periods of high and low demand; this balance is fundamental to an energy efficient future and effectively offers

local advantage in prevention of blackout. Frequency services help to balance grid system frequency fluctuations ; certain commercial batteries being able to achieve the required 100% power input in less than one second.

4.2. Application 07/2021/00252/FUL was approved following expiration of application 07/2017/2821/FUL for the same proposal. These applications responded to increasing local demand with approval for a battery storage facility which would store up to 49.99 MW of electricity, would provide ancillary services to National Grid and supply energy security to the local network during times of peak demand. Sites for viable grid connection are restricted to those in close proximity to appropriate service; this site is one of those.

4.3. The approved facility comprised 13 no: single storey steel cabins (E Houses) holding lithium ion batteries, 26MV Blocks to house transformers and inverters and a 132kv substation with associated infrastructure, in addition to temporary and permanent site compounds, landscaping and an attenuation pond.

4.4 *Proposal* - Since the latest permission was granted there have been advances in battery storage technology and as such it is necessary to update the proposed layout. Whilst the layout of infrastructure and the attenuation pond would change, the proposal remains that of a 49.99MW battery storage site.

4.5. The proposal would include 15 battery storage containers (2.4m x 12.2m x 3m high) and 15 inverter transformer units separated by 3m circulation spaces. These would sit to the rear of the site away from the highway or neighbouring properties.

4.6. A bunded attenuation pond with stock proof fence surround would be relocated from the site centre to the eastern side facing open land, whilst parking, temporary construction compound and general work space would be located closest to the main access which extends 110m from Howick Cross Lane. To the east of this area would be an Electricity North West compound (5.1m x 9.9m x 4.6m high) and a 132v transformer station. Fencing to the entire site would be erected as a security measure, and areas separated by either gravel or grass.

4.7. A number of previous conditions have also been addressed with this submission, and would be varied or removed by any new permission as a result.

4.8. Site construction is expected to complete in 6 months. Units are manufactured off site and craned into position during a relatively short time period, and traffic movement is expected to be limited, but would reduce further following initial ground works. The applicant has indicated that apart from work required during emergency situations construction on site would be confined to weekdays and Saturday mornings only. Post completion the unit would be largely unmanned other than occasional visits from supervising engineers. Permanent operational lighting other than for security and to allow general maintenance is therefore not required. A CCTV system to monitor the perimeter however is necessary

5. Summary of Supporting Documents

5.1. The proposal is accompanied by the suite of documents identified by condition 2

6. Representation

6.1 Summary of Publicity

6.1.1. A site notice has been posted and eighteen neighbouring properties consulted.

6.2. Letters of Objection or Support

6.2.1. None received

6.3. Town/Parish Council Response

6.3.1. None received

7. Summary of Statutory Responses

7.1. **Ecology** The changed plans will not materially change the ecological issues associated with this development. The applicant has now provided a badger report and as no badgers were found they have requested that the badger condition be removed. However, the survey occurred in September 2021 and is very close to the six-month deadline. It is technically still just valid but unless they have already commenced work on the site, the condition should be retained and the badger assessment reviewed and updated prior to any earthworks on the site. The applicant has confirmed that a revised report will not be ready in time and the condition should be retained

7.3. **Environment Agency** have not replied to this or to earlier versions of the scheme but only do so when there are comments to make.

7.4. **Environmental Health** – revised drainage calculations suggest the use of filter drains and ponds will meet the mitigation requirements but request that the Environment Agency are consulted. For consistency, construction management conditions relating to the earlier scheme have been carried forward

7.5 **Health & Safety Executive** – The HSE Webapp confirms that the proposed development site currently lies within the consultation distance (CD) of at least one major hazard site and/or major accident hazard pipeline; HSE needs to be consulted on any developments on this site. HSE following formal consultation however note that battery storage facilities are not a relevant development in the vicinity of major hazard sites and major accident hazard pipelines as they do not, in themselves, involve the introduction of people into the area. Neither is the site a COMAH (Control of Major Accident Hazard) site, explosive storage facility or adjacent to a nuclear plant. HSE therefore have no objection.

7.6. **Lancashire County Highways** – LCC are satisfied with the highways part of condition two, and with condition five relating to the highway condition survey which may now be removed.

7.7. **Lancashire Constabulary** have not commented on this occasion but referred earlier version of the scheme to the Counter Terrorism Security Advisors. CTSA noted that the proposal is adjacent to a development of increased risk of threat, and whilst there is no reason to suggest increased threat it should be mitigated against as a precaution. For consistency CTSA details have been passed to the applicant so that further discussions can take place outside of the planning process.

7.8. **Local Lead Flood Authority** initially objected, but has withdrawn its objection and recommends discharge of conditions 13 and 14 of the 2021 permission with the retention of ongoing requirements

7.9. **National Grid** have been consulted but have not responded to several requests for comment regarding this or earlier versions of the proposal

8. Material Considerations

8.1 Green Belt and Renewable Energy Policy

8.1.1. The National Planning Policy Framework 2021 (Para 11) provides a presumption in favour of sustainable development including protection and enhancement of the natural environment including mitigation against climate change by moving towards a low carbon economy. The South Ribble Renewable and Low Carbon Energy SPD also sets out the Councils approach to renewable development and low carbon projects

8.1.2. The site and surroundings are designated as Green Belt by Policy G1 of the South Ribble Local Plan. In line with the National Planning Policy Framework, planning permission will not be given for new buildings which are considered inappropriate unless the proposal sits within a clearly defined list of exemptions, or the applicant can demonstrate that there are very special circumstances which clearly outweigh the harm caused to the fundamental open nature of the area.

8.1.3. NPPF Para 151 also states that *'when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources'*.

8.1.4. In addition, Para 152. Says that *'the planning system should support the transition to a low carbon future in a changing climate... It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure'*.

8.1.5. Para 153 supplements that with *'policies should support appropriate measures to ensure the resilience of communities and infrastructure to climate change impacts such as ... making provision for the possible future relocation of vulnerable development and infrastructure'*, whilst Para 154 goes further by ensuring that *'new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change'* and that plans should provide a positive strategy for energy, identify suitable areas for renewable and low carbon energy sources, and supporting infrastructure and identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems (Para 156)

8.1.6. In determining planning applications local planning authorities should expect new development to comply with any local development plan requirements for decentralised energy supply unless it can be demonstrated by the applicant that this is not feasible (Para 157) and when determining planning applications for renewable and low carbon development, local planning authorities should recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and approve the application if its impacts are (or can be made) acceptable (Para 158)

8.1.7. Core Strategy 28 (Renewable and Low Carbon Energy Schemes) echoes these sentiments by supporting renewable and low carbon schemes where there is no unacceptable impact on landscape and visual appearance, the reason for the designation of the site would not be compromised and noise, odour, traffic or other impact is mitigated

8.2 Design Policy

8.2.1. NPPF Chapter 12 (Achieving Well Designed Places) attached great importance to the design of built environments; a key aspect of sustainable development. Core Strategy Policy 17 and Local Plan Policy G17 concur with this requirement that new development should

respect the character and appearance of the area, highways and pedestrian safety and should not impact upon residential amenity

8.3. Environmental Policy

8.3.1. NPPF Chapter 15 (Conserving and Enhancing the Natural Environment) – In addition to consideration of design and locational impact, decisions should focus on whether development is an acceptable use of the land rather than on control of processes or emissions where these are subject to approval under separate pollution control regimes. It should be assumed that these regimes will operate effectively and that proposed developments have also been designed to do so (Para 188). Planning decisions should also aim to conserve and enhance the natural environment; this is reflected by Core Strategy Policy 22 (Biodiversity and Geodiversity).

8.4 Penwortham Neighbourhood Development Plan

The Penwortham NDP was adopted in Feb 2017 and as such carries weight when assessing planning proposals. The NDP seeks to ensure that Penwortham continues to thrive, and to provide an outstanding quality of life for current and future generations through a series of objectives; two of which are:

- ☐ Supporting measures and appropriate sustainable development to allow all members of the community an opportunity to remain a part of it
- ☐ Endorsing policies that have a positive effect on the environment such as reducing or removing flood risk, mitigate climate change, reduce carbon footprints and protect open spaces

8.5. Overarching National Policy Statement for Energy (EN-1) – Department for Energy and Climate Change) 2011 (as revised 2022) states that in terms of energy supply security it is critical that the UK has secure, reliable electricity supplies as we make the transition to a low carbon economy. To manage the risks to achieving this security there must be sufficient electricity capacity to meet demand at all times. At present there is no ability to store electricity so demand must be simultaneously and continuously met by its supply with a safety margin of spare capacity to accommodate unforeseen fluctuations in supply or demand

9. Other Matters

9.1. Impact Upon The Green Belt

9.1.1. The proposal site is a large tract of open land in a fairly secluded, semi-rural locale. It has been acknowledged that development of the scale proposed would undoubtedly be of consequence to the areas openness of the immediate area, and subsequently that of the Green Belt. In this respect the proposal constitutes inappropriate Green Belt development which would by definition result in unacceptable harm. Neither can it be said to benefit from one of the exceptions offered by the NPPF or Policy G1. The onus therefore is on the applicant to demonstrate that there are very special circumstances which clearly outweigh that harm.

9.1.2. Arguably, the environmental benefits of the project would help to balance frequency fluctuations on the grid system, and would make a significant contribution to the local networks energy security during peak demand; thus providing a distinct local advantage to residents who would benefit during periods of power disruption. The Governments commitment to ensure that a proportion of energy comes from renewable sources is also relevant.

9.1.3. The NPPF states that such special circumstances might include the environmental benefits associated with increased energy production. NPPF and EN-1 have previously been cited in support of the project and are still relevant; particularly as each stresses the need for additional energy infrastructure in order to minimise vulnerability of electricity provision for the social, economic and environmental benefit of all.

9.1.4. The second consideration is the relatively low nature of the proposal within the well screened site which is almost invisible from outside of its own boundaries. The proposal which would be ancillary to the main power station opposite (1.4ha and 21ha respectively) is surrounded by large scale, grid infrastructure, and although openness within the site would be compromised any loss of openness or interruption of views is considered limited; especially when taking into account existing, restricted access into and around the site from all sides. Adjacent security measures and infrastructure, and the presence of overhead power lines also restricts use of the site to only a handful of other purposes, but by virtue of that use releases other land for more appropriate development purposes.

9.1.5. Lastly, suitable sites for viable grid connection are restricted to areas in close proximity to appropriate services. Such specific needs are paramount to the projects success and considered to outweigh other Green Belt obligations

9.1.6. Overall the very special circumstances provided are believed to outweigh the harm caused by the proposal, and as such it is compliant with Green Belt policy. The principle of development set by the two earlier schemes also carries significant weight in the balance.

9.2. Relationship To Neighbouring Properties

9.2.1. The closest properties are Hesketh Farm (Grade II listed) which faces the access at 31m away, but would be 140m from the nearest infrastructure; this property abuts the existing power station. East of Hesketh Farm is a short terrace of cottages (72m – 95m from the entrance). When considered in the context of the wider area and having regard to proposed separation it is unlikely that significant additional impact by virtue of loss of privacy, overlooking or general amenity as a result of development would occur.

9.3. Design, Character and Appearance

9.3.1. Notwithstanding consideration of the Green Belt as detailed above, the site is within easy reach of local road networks, yet is secluded in nature, screened and development would site well within its environment. It is bound by mature woodland/hedgerow – to be upgraded should permission be granted – and there are no public rights of way through the site. Fencing currently in place to adjacent National Grid units and neighbouring properties are such that the site and lands beyond are virtually inaccessible to the public.

9.3.2. The proposal – although significant in size, is not considered unacceptable when taking into account the context of the wider area with its power station neighbour, and proposed augmented landscaping. Visual impact is considered limited.

9.4. Highways, Access and Parking Arrangements

9.4.1. The application is confirmed as acceptable to LCC Highways (see above). The previously approved Traffic Management Plan proposed hours of work between 8am to 6pm (Oct – March), 8am to 9pm (April to September) and 8am to 2pm Saturdays unless otherwise agreed with the Council. Although the site is secluded, access to Howick Cross Lane would bypass a fairly built up residential area, and when taking into account the nature of development a condition to restrict hours to 8am – 8pm weekdays, 8am – 2pm Saturdays with no works on Sundays or Bank Holidays is felt necessary to prevent loss of amenity to inhabitants of these properties. Security would monitor the site from 5pm – 7.30am daily.

9.5. Natural Environment, Ecology and Ground Conditions

9.5.1. The application is accompanied by a suite of documents pertaining to flood risk, drainage, ecological impact and ground conditions which have been assessed by the relevant statutory bodies (above). Although loss of hedgerow is inevitable to allow access widening and highway sightlines, additional boundary tree planting will more than compensate for the minor loss; conditions to require the same are recommended.

9.5.2 Prior to submission of the 2017 application a request for environmental screening was made and assessed against the requirements of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 and was not subject to Environmental Impact Assessment. As this proposal is a re-designed version of earlier schemes none was felt necessary on this occasion.

9.5.3. *Flood Risk/Drainage* – Core Strategy Policy 29 (e) seeks to improve water management in areas such as Penwortham. Howick Cross Lane sits within Flood Zone 1- an area of low probability flooding and below the need for sequential testing. There would however be an increase in surface water run off which would be collected via filter drains, passing initially through grass lined swales into the proposed attenuation pond. Permeable gravel walk and roadways, and run off from container roofs would also drain towards this sustainable drainage scheme.

10. Conclusion

10.1 Whilst acknowledged that there would be substantial harm to Green Belt openness by way of inappropriate development, on balance, and taking all of the above into account it is considered that the 'very special circumstances' required of Green Belt policy have been demonstrated for the following reasons, and therefore any harm to the Green Belt has been outweighed by other factors

- ☐ The proposed facility would result in significant benefits to the area in economic, social and environmental betterment for existing and future generations
- ☐ There would be reduced vulnerability of electric provision in line with adopted policy, and the Governments commitment to energy protection
- ☐ Considerable local advantage to residents in terms of power security
- ☐ The battery storage facility is of local and regional significance
- ☐ Projects of this nature must be sited within close proximity of particular services. Howick Cross Lane is one of a relatively small number of sites able to sustain this type of facility
- ☐ In the context of the wider Howick Cross site (adjacent) the proposal is minor in both size, capacity and height
- ☐ Apart from the field gate access, the proposal site would be visible only from undeveloped land to the rear and river. It is located as far away from residential property as possible, and screened by existing buildings and mature planting. In terms of visual impact and loss of openness, the proposal would be negligible

10.2. Overall. The proposal is considered compliant with the relevant policies of the National Planning Policy Framework, Core Strategy and South Ribble Local Plan and is recommended for approval subject to the imposition of conditions

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out with reference to the following approved plans and suite of documents
Planning, Design & Access - Planning Statement (Statera: March 2021)
Geophysical Survey Report (NAA 17/90: July 17)
Topographical Survey (Survey Eng Ltd SE-TS-02)
Appendix II Topo Survey (RPS Group SE-TS-02: July 17)
Construction Traffic Management Plan (March 2021)
Landscape Appraisal (Sightline: Sept 17)
Noise Impact Assessment (RPS JAT9473-REPO-15-RI: Sept 17)
Flood Risk Assessment (RPS1297: Sept 17)
Drainage calculation package 28974/PEN/1HR/DCP/DJC
Ecological Impact Assessment (Naturally Wild SE1702.V2: Feb 21)
Preliminary Ecological Appraisal (Naturally Wild SE/17/02. March 2021)
Plans and elevations
Penwortham, storage block plan 444-BP-01 17.1.22
Engineering Layout (GPS-18012-002-C01 GPS)
Location Plans (Statera 211-LOC-01 & SL162-PA-500)
Acoustic fence details (GP-AF-01)
Control & Switchgear building (Statera GP-CR-01) G2E PEN-1-CI-DAL-0018-01-001
Battery containers GP-BC-01)
Transformer and Inverter Unit (Statera GP-TU-01)
Palisade Fence (Statera GP-SF-01)
Site access (GPS 18012-003/P01)
Substation (Statera GP-LSS-01)
Cross Section (Statera 444-CS-01 17.1.22)
Compound perimeter fence (GP-SF-01 Statera)
Construction Management Statement (Statera March 2021)
Colour schedule (Feb 2021)
Construction Environmental Management Plan GGP-PEN-1-CI-DEL-0004-01, 0005-01 and 0016-01
ENWL Sub Drawing G2E-PEN-1-CI-DAL-0009-01-002
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

3. During construction and site clearance, no plant, equipment or machinery shall be operated, or deliveries taken at or dispatched from the site outside the following times:
0800 hrs to 2000 hrs Monday to Friday
0800 hrs to 1400 hrs Saturday
No activities shall take place on Sundays, Bank or Public Holidays.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy

4. Prior to commencement of development hereby approved, that part of the access track extending from the highway boundary for a minimum distance of 20m into the site shall be appropriately paved in tarmacadam, concrete, block pavements or other approved materials.

REASON: To prevent loose surface material from being carried onto the public highway and in the interests of highway safety as required Policy G17 in the South Ribble Local Plan 2012-2026

5. The approved landscaping scheme shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.
REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026
6. Should the development not have commenced within 24 months of the date of this permission, a re-survey be carried out to establish whether bats or other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.
REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
7. If the presence of any protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must not continue until Natural England has been contacted regarding the need for a licence.
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
8. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
9. External lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within and surrounding the site, or trees and hedgerows in the area. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
10. No more than 6 months before commencement of work on site including earth moving or clearance a badger survey shall be undertaken by a suitably qualified professional. The survey shall encompass the whole site plus a 30m buffer and provide detail of any changes in site usage and the need for any additional mitigation or a licence.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

11. No part of the development shall be brought into use until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of a final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 17 Design of New Buildings
- 22 Biodiversity and Geodiversity
- 28 Renewable and Low Carbon Energy Schemes
- 29 Water Management

South Ribble Local Plan

- G1 Green Belt
- G13 Trees, Woodlands and Development
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

2. National Grid Asset Protection Notes: General

The applicant is advised to take notice of the following notes which have been submitted by the National Grid Asset Protection Team.

- o No buildings should encroach within the Easement strip of the pipeline, and no demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Grid.

- o National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels & storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.

- o We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advise for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development. To view the PADHI Document, please use the following link : <http://www.hse.gov.uk/landuseplanning/padhi.pdf>

- o You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Grid High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. A National Grid representative will be monitoring the works to comply with SSW22, and will also need to ensure that our pipelines access is maintained during and after construction.

- o To view the SSW22 Document, please use the link below: <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

- o Copies of the HSE Guidance HS(G)47 can be found at <http://www.hse.gov.uk/pubns/books/hsg47.htm>

A National Grid representative will be monitoring the works to comply with SSW22.

- o National Grid pipelines are normally buried to a depth cover of 1.1 metres but actual depth/ position must be confirmed on site by trial hole investigation under National Grid supervision. Ground cover above pipelines should not be reduced or increased.

- o If excavation is planned within 3 metres of National Grid High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Grid representative. Pre-commencement safe working methods must be agreed to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.

- o Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been confirmed on site under the supervision of a National Grid representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus unless the work is undertaken with NG supervision and guidance.

3. National Grid Asset Protection Notes: Pipeline Crossings

- o Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer. All crossing points must be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.

- o The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.

- o Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip. A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.

- o A Deed of Indemnity is required for any crossing of the easement including cables

4. National Grid Asset Protection Notes: Cable Crossing

- o Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees. A National Grid representative shall supervise any cable crossing of a pipeline and an impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.

- o Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

5. National Grid Asset Protection Notes: British Standards/ Overhead Lines

- o All work should be carried out in accordance with British Standards policy
- o BS EN 13509:2003 - Cathodic protection measurement techniques
- o BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures - General principles and application for pipelines

- o BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications

- o National Grid Management Procedures

- o National Grid's Overhead Line/s is protected by a Deed of Easement/Wayleave Agreement which provides full right of access to retain, maintain, repair and inspect our asset.

- o National Grid requires 3D drawings to be provided at the earliest opportunity (DWG, DGN or DXF)

- o Statutory electrical safety clearances must be maintained at all times. National Grid recommends that no permanent structures are built directly beneath our overhead lines. These distances are set out in EN 43 - 8 Technical Specification for "overhead line clearances Issue 3 (2004) To view EN 43 - 8 Technical. Specification for "overhead line clearances Issue 3 (2004). http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl_final/appendixIII/applII-part2

- o The statutory minimum safety clearance is 7.6 metres to ground and 8.1 metres to a normal road surface. Further detailed information can be obtained from the Energy Networks Association's (www.energynetworks.org.uk) Technical Specification E-43-8 for "Overhead Line Clearances", Issue 3 (2004)

- o Any changes in ground levels which are proposed either beneath or in close proximity to our existing overhead lines would serve to reduce safety clearances. Safety clearances to existing overhead lines must be maintained in all circumstances. To view the Development Near Overhead Lines Document. <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=23713>

- o To view the National Grid Policy's for our Sense of Place Document. <http://www2.nationalgrid.com/UK/Services/Land-and-Development/A-sense-of-place>. The relevant guidance in relation to working safely near to existing overhead lines is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance Note GS 6 "Avoidance of Danger from Overhead Electric Lines."

- o Plant, machinery, equipment, buildings or scaffolding should not encroach within 5.3 metres of any of our high voltage conductors at the point where the conductors are under their maximum 'sag' or 'swing' conditions. Overhead Line profile drawings should be obtained using the above contact details.

- o If a landscaping scheme is proposed as part of the proposal, we request that only slow and low growing species of trees and shrubs are planted beneath and adjacent to the existing overhead line to reduce the risk of growth to a height which compromises statutory safety clearances.

- o Drilling or excavation works should not be undertaken if they have the potential to disturb or adversely affect the foundations or "pillars of support" of our towers. These foundations extend beyond the base area of the tower. Pillar of Support drawings should be obtained using the contact details above.

- o Due to the scale, bulk and cost of the transmission equipment required to operate at 275kV or 400kV we only support proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by government.

- o Further information regarding our undergrounding policy and development near transmission overhead lines is available on our website at: <http://www.nationalgrid.com/uk/LandandDevelopment>

3. Lead Local Flood Authority Notes - For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site.
