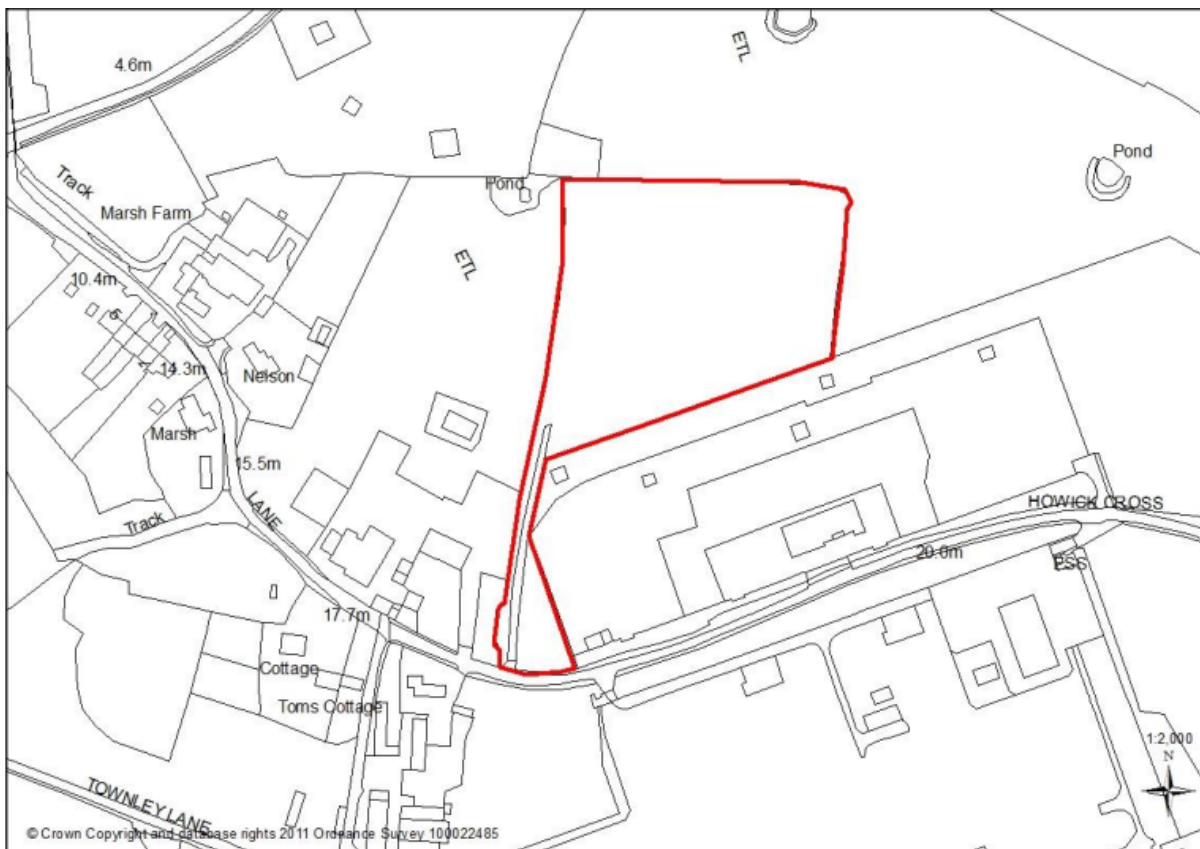


Application Number	07/2024/00013/VAR
Address	Howick Hall Farm Howick Cross Lane Penwortham
Applicant	Penwortham Storage Ltd
Agent	Mrs Sharon Thomas PWA Energy Planning
Development	Variation of condition 2 of application 07/2022/00052/VAR for variation/removal of conditions 2, 5, 12-14 of permission 07/2021/00252/FUL - development of 49.99 MW Battery Storage Facility, with associated infrastructure and landscaping.
Officer Recommendation	Approval with Conditions
Date application valid	09.01.2024
Target Determination Date	09.04.2024
Extension of Time	None



1. Report Summary

1.1 This application seeks to vary condition 2 of planning permission 07/2022/00052/VAR (resubmission of 07/2021/00252/FUL) for erection of a 49.99mw battery storage facility, with associated infrastructure. This variation allows for layout changes as described st Section 4 below.

1.2 The site and wider surroundings are designated as Green Belt by Local Plan Policy G1. The proposal, its proximity to and potential impact towards the immediate area have been fully assessed (below) and are found acceptable.

1.3 Following full consultation only one neutral representation has been received, and having consideration to the following commentary the proposal is considered to comply 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 that the application is varied subject to the imposition of conditions

2. Application Site and Surrounding Area

2.1. The proposal site was formerly agricultural land with deep, narrow access from Howick Cross Lane, Penwortham – development as approved by 07/2022/00052/VAR is currently underway.

2.2. The site is bound on all sides by mature hedgerow, and overhead power lines cross the site in a south-westerly direction.

2.3. The sites developable area lies alongside land behind Pollards Farm which abuts the western boundary. Facing the access are Hesketh farm (Grade II) and a row of cottages, and south-east is a large National Grid substation 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 readily visible from neighbouring properties or the highway.

3. Site Context and Planning History

- ☐ 07/2012/SCE – Environmental Screening Opinion not required for battery storage facility. September 2017
- ☐ 07/2017/2821/FUL – battery storage facility. Approved Nov 2017 but not implemented
- ☐ 07/2018/3907/SCE – Environmental Impact Screening opinion not required for gas fired generating facility. 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 and varied by 07/2022/00052/VAR in April 2022.

4. Proposal

4.1 *Background Information* – Additional grid support to secure reliable electricity supplies, is required in line with national policy, and proposals to manage frequency, voltage and system imbalances during periods of high and low demand are fundamental to an energy efficient future. These also offer local advantage during blackout.

4.2. Application 07/2021/00252/FUL was approved following expiration of application 07/2017/2821/FUL, and subsequently varied by 07/2022/00052/VAR. These applications

granted consent for a 49.99MW battery storage facility which would provide ancillary services to National Grid and would ensure local network energy security during times of peak demand. Viable grid connection is restricted to sites in close proximity to appropriate service; this site is one of those.

4.3 *Proposal* – Development approved by 07/2022/00052/VAR is now under construction, and provided for installation of a transformer station, 15 no: battery containers and inverters, an inverter sub, and control room with associated drainage works, attenuation pond, access roads and landscaping.

4.4. This revised scheme proposes installation of an additional 160 no: battery containers, although the application description remains the same and as such a variation application is acceptable.

4.4 The additional battery containers are much smaller than previously approved containers which measure 12.2m (length) x 2.4m (width) x 2.9m (height).

4.5. The proposed battery containers measure 1.3m (length) x 1.3m (width) x 2.28m (height) and would be grouped together in rows of 10. They would be located on approved hardstanding currently used to site a temporary construction compound.

4.5. Other matters relating to approved development remain unchanged, and Environmental Impact Assessment screening was obtained in 2012 and 2018 prior to the original full application, with a 'not required' decision. Nothing has changed in this respect.

4.6 The application therefore proposes variation of condition 2 of permission 07/2022/00052/VAR which reads as:

'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)TH

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'

To read as follows:

'The development hereby permitted shall be carried out with reference to the following approved plans and suite of documents.

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 (2023-12-21 ITP Energised

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

Aug Penwortham GH-103-A-A3 Layout

Aug Penwortham GH 202 A CATLENERONE-BESS

Aug Penwortham GH-206-A-Acoustic Fence

Engineering Layout (GPS-18012-002-C01 GPS)

Location Plans (Statera 211-LOC-01 & SL162-PA-500)

Control & Switchgear building (Statera GP-CR-01) G2E PEN-1-CI-DAL-0018-01-001

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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'

5. Representation

5.1 Summary of Publicity

5.1.1. A site notice has been posted and seven properties consulted. Representation has been received from one resident neither objecting or supporting the proposal but asking for consultation with Lancashire Fire & Rescue to ensure proper evacuation processes are in place.

5.2. Town/Parish Council Response

5.2.1. None received

6. Summary of Statutory Responses

6.1. **Ecology** - no objections or updates required given this is an active site.

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

6.3. **Environmental Health** request a condition to ensure proposed noise measures are implemented. For consistency, construction management conditions relating to the earlier scheme have also been carried forward.

6.4 **Health & Safety Executive** – During earlier proposals the HSE Webapp confirmed that the proposal site lies within the consultation distance (CD) of a major hazard site and/or major accident hazard pipeline; HSE noted however following formal consultation that battery storage facilities are not a relevant development in the vicinity of major hazard sites/pipelines as they do not introduce 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 had no objection.

6.5. **Lancashire County Highways** - no objection to variation of condition 2 which should have a negligible impact on highway safety and capacity.

6.6. **Lancashire Constabulary Counter Terrorism Security Advisor** - 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. CTSA recommend protective security features built to an elevated security standard commensurate with the site's existing high standard. These are already built into the scheme approved by 07/2021/00252/FUL (under construction)

6.7. **Local Lead Flood Authority** - no objection to variation of condition 2 subject to re-discharge of conditions 13 and 14. As the sites layout has dramatically altered since the 07/2021/00252/FUL planning application, the LLFA recommends that the surface water drainage documents required as part of the conditions on 07/2021/00252/FUL are updated to reflect the proposed change in layout.

6.8. **Cadent** and **National Grid** have been consulted but have not responded despite several requests for comment regarding both this and earlier versions of the proposal

6.10. **Lancashire Fire & Rescue** have been consulted but have not replied.

Late representation will be reported verbally at committee.

7. Material Considerations

7.1. As the application only seeks variation of a condition from a previous approval, the principle of the development and other matters not relevant to Condition 2 of planning approval 07/2022/00052/VAR, cannot be reconsidered. Only impacts relevant to variation of Condition 2 are a material consideration.

7.2 Green Belt and Renewable Energy

7.2.1. *Green Belt Development* - 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 (NPPF Dec 23), permission will not be given for new buildings which are

considered inappropriate unless the proposal sits within a defined list of exemptions, or the applicant can demonstrate that very special circumstances exist which clearly outweigh the harm caused to the fundamental open nature of the area or the purposes of including the site in the Green Belt. The principle of this development is already established, and as a variation of conditions only, this principle cannot be revisited, other than to assess the impact of the sites reconfiguration.

7.2.2. Whilst there would be additional structures, these would be on approved hardstanding originally proposed as a temporary site compound, and would be smaller than those on the remaining site. Their relatively low nature within the well screened site which is almost invisible from outside of its own boundaries must be taken into account.

7.1.3. The facility is ancillary to the main power station opposite (1.4ha and 21ha respectively) and is surrounded by large scale, grid infrastructure. Although openness within the site would be compromised any loss of openness or interruption of views is considered limited; especially against a backdrop of approved development, and restricted access into and around the site from all sides. Adjacent security measures and infrastructure, and the presence of overhead power lines also restricts the sites use to only a handful of other purposes, but this releases other land for more appropriate development purposes.

7.1.4. Lastly, suitable, viable grid connection sites 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. Overall therefore, any additional harm caused by the proposal to Green Belt openness and the purposes of including the site in it is felt to be limited and carries only moderate weight in the planning balance.

7.1.5. *Renewable Energy* - the NPPF Dec 2023 (Para 11) presumes in favour of sustainable development including protection and enhancement of the natural environment and mitigation against climate change by moving towards a low carbon future. The South Ribble Renewable and Low Carbon Energy SPD also sets out the Councils approach to renewable development and low carbon projects

7.1.6. NPPF Para 157 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'*.

7.1.7. Para 158 further says that planning *'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 158 adds that *'new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change'* and that there should be a positive strategy for energy, which identifies 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 159)

7.1.8. In determining planning applications local planning authorities should expect new development to comply with any local development plan requirements for decentralised energy supply unless the applicant can demonstrate that this is not feasible (Para 162). Local planning authorities however should recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions and approve applications if their impacts are (or can be made) acceptable (Para 163a)

7.1.9. Core Strategy 28 (Renewable and Low Carbon Energy Schemes) echoes these sentiments by supporting 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.

7.1.10. There is no argument that the projects environmental benefits have already been found sound. It would help to balance grid frequency fluctuations, and would contribute significantly to local networks energy security during peak demand; thus providing advantage to local residents who would benefit during power disruption. The Governments commitment to ensuring a proportion of energy comes from renewable sources is also relevant, even though this proposal seeks only to vary an already approved scheme.

7.1.11. The NPPF when discussing Green Belt development confirms very special circumstances required of that policy might include the environmental benefits associated with increased energy production. NPPF and EN-1 (below) were previously 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.

8.1.12. Overarching National Policy Statement for Energy (EN-1 – Department for Energy and Climate Change) 2011 (as revised 2024) states that 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. 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.

8.1.13. In terms of renewable energy production, support of energy initiatives and in line with policy requirements, this scheme is considered acceptable.

8.2 Design, Character and Appearance, and Relationship To Neighbours

8.2.1. NPPF Chapter 12 (Achieving Well Designed Places) attaches great importance to the design of sustainably built environments. 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.

8.2.2 *Design* - Notwithstanding Green Belt consideration as detailed above, the sites surroundings are secluded in nature, but industrial in design and feel. The proposal would undoubtedly sit well within its environment. It is bound by mature woodland/hedgerow 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, and development would not be visible from outside the site.

8.2.3. *Relationship To Neighbouring Properties* - 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 additional impact by virtue of loss of privacy, overlooking or general amenity as a result of development would occur.

8.2.4. Proposed changes are considerable in size, but not considered unacceptable when taken in the context of the wider area with its power station neighbour, and existing/proposed and approved landscaping. Visual impact is considered limited.

8.3. Natural Environment

8.3.1. NPPF Chapter 15 (Conserving and Enhancing the Natural Environment) seeks to protect the natural environment; this approach is reflected by Core Strategy Policy 22 (Biodiversity and Geodiversity).

8.3.2. In addition to consideration of design and locational impact, decisions should focus on whether development is an acceptable land use 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 194).

8.3.3.. *Noise* - A Noise Impact Assessment has been submitted in support of this application and assesses the acoustic impact of the proposed development in relation to noise sensitive receptors in close proximity to the site. The NIA notes that noise levels due to the proposed batteries will result in marginal or no increase to previously predicted levels from the consented/existing facility. Noise impact is assessed as ranging from low to low adverse, provided that the approved mitigation in the form of 4 m high acoustic barriers and proposed battery orientation are implemented. Proposals on approved hardstanding would not result in additional harm to the natural environment or result in any increase in noise or air pollution.

8.3.3. The approved application was also accompanied by a suite of documents pertaining to flood risk, drainage, ecological impact and ground conditions which were assessed by the relevant statutory bodies and found to be acceptable.

9. Other Matters

9.1 Penwortham Neighbourhood Development Plan

The Penwortham NDP (Feb 2017) 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

The proposal complies fully with these objectives.

10. Conclusion

10.1. Overall. The proposal is considered compliant with the relevant policies of the National Planning Policy Framework, Core Strategy, South Ribble Local Plan and Penwortham Neighbourhood Plan, and is recommended that the application is varied subject to the imposition of conditions

10.3 Where an application to vary conditions is granted, the effect is the issue of a new planning permission, sitting alongside rather than as amendment to the original permission,

which remains intact and un-amended. For this reason, all earlier conditions which have not been discharged are carried forward.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than or on the 29th April 2025.
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.
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 (2023-12-21 ITP Energised)
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)
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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. 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
5. 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
6. 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
7. 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
8. No development relating to the variation hereby approved shall commence in any phase until a detailed, final surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public sewer, directly or indirectly.
Those details shall include, as a minimum:
 - a) Confirmation that a legal agreement has been made with a third party to construct a surface water pipeline and outfall outside the red line boundary.
 - b) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, finished floor levels in AOD with adjacent ground levels. Final sustainable longitudinal sections plan appropriately labelled to include all pipe/structure references, dimensions, design

levels, discharge rates, with adjacent ground levels. Cross section drawings of flow control manholes, swales, filter drains and attenuation pond inlets/outlets.

c) Final longitudinal sections plan of swales and attenuation pond with 1 in 30 year and 1 in 100 year + climate change water levels.

d) The drainage scheme should be in accordance with the principles of the Drainage calculation package 28974/PEN/1HR/DCP/DJC

and demonstrate that the surface water run-off and volume shall not exceed 10 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

e) Sustainable drainage flow calculations (1 in 1, 1 in 2, 1 in 30 and 1 in 100 + climate change).

f) Plan identifying areas contributing to the drainage network

g) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,

h) A plan to show overland flow routes and flood water exceedance routes and flood extents.

i) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;

j) Breakdown of attenuation in pipes, manholes, swales and attenuation pond.

The scheme shall be implemented in accordance with the approved details prior to first use of the battery storage facility.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

9. No development relating to the variation hereby approved shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include for each phase, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.

b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

Reasons:

1. To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere;

2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

10. 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 an 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:

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 £145. 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/appII-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.

- o <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 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.
