30 April 2021

Mr M Atkinson-Smith,
Rochdale Borough Council
Floor 3,
Number One Riverside
Smith Street,
Rochdale,
OL16 1XU

Your Ref: 21/00205/FUL

Dear Mr Atkinson-Smith,

RE: PROPOSED URBAN RESERVE ENERGY STORAGE FACILITY, MIALL POWER, LAND ON THE NORTH EAST SIDE OF RICHARD STREET, ROCHDALE, 0L11 1BU

INTRODUCTION

This letter seeks to address the points raised in the email dated 22/04/2021 which have been summarised below:

- site allocation; and
- general design and image.

SITE ALLOCATION

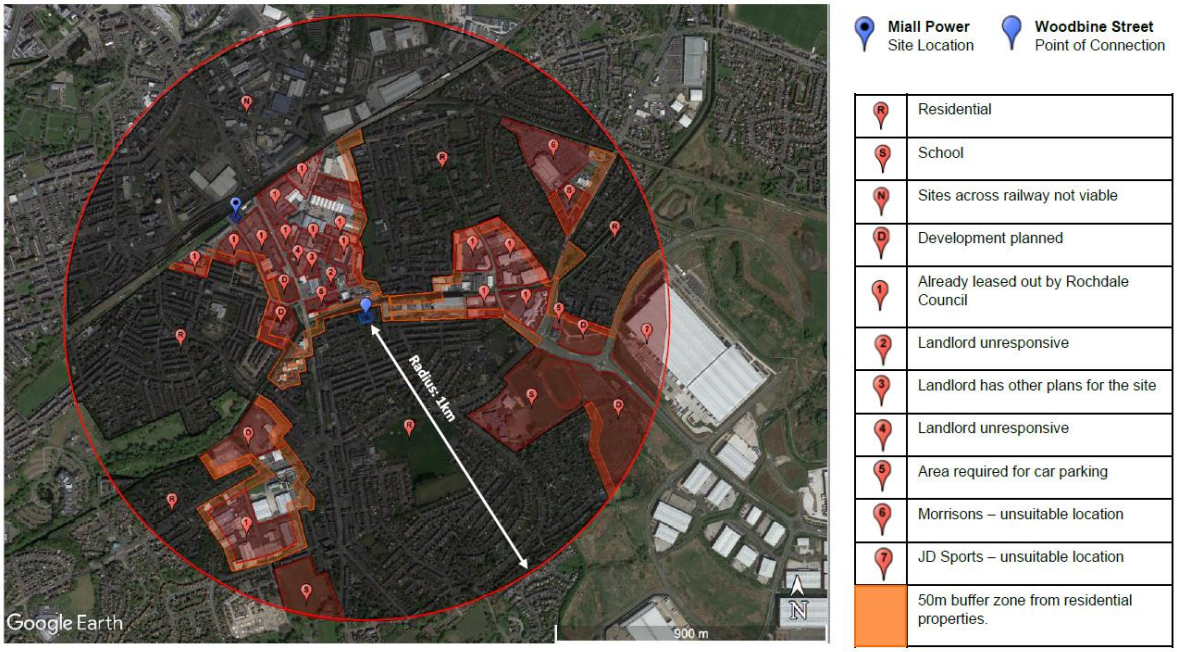
The Miall Power Energy Storage Facility (ESF) site was selected for a number of reasons on the land on the north east side of Richard Street. Electricity North West have provided the applicant AMP Energy Services Ltd. (AMP) with a point of connection (POC) at Woodbine Street substation for the ESF which can been seen on Figure 1 below. Due to the significant expense of high voltage cabling, the site must be located within a 1km radius of the POC to be financially viable. The railway line running across the north east sector of this area is a physical barrier to new electrical connections, rendering all land beyond unviable.

A large proportion of the remaining land is either residential (R), under development (D) or already leased by Rochdale Borough Council to other businesses (1). This leaves very few alternative site locations, all of which have been ruled out due to proximity to residences or with thorough investigation.

It is also worth noting that the proposed site was sold by Rochdale Council to the current landowner in 1982 specifically for development purposes (covenant included in Title), with that and the other aforementioned factors the land is deemed appropriate for the proposed development.

If our application were to be rejected due to the site location, there is no alternative land in this region upon which to develop this project. We would therefore not be able to provide network support and security of supply to the local area along with other net zero benefits.

Figure 1: Assessment of Alternative Site Locations



In July 2019, Rochdale Borough Council declared a Climate Emergency. In response to this declaration the Council are striving to be wholly carbon neutral by 2038, and to do so will need to reduce emissions by "at least 13% per year". To meet this target the Council plan to invest in low carbon technologies such as the electrification of heat, "more renewable electricity generation", and "[replacement of] fossil fuelled private vehicles, bus and other fleets with zero emission capable alternatives" through expansion of the electric vehicle charging network above the 10 public EVs currently installed. However, without major reinforcements and upgrades, the local electricity networks in Rochdale will struggle to meet the demand required for the installation of these technologies. The 1km area surrounding Woodbine Street primary substation is dominated by industrial and residential development which do not lend themselves to renewable generation such as wind and solar. Whilst battery storage schemes do not generate renewable energy, they 'shift' electricity from periods of high renewable generation to periods of high energy demand, avoiding wasted electricity to maximise efficiency of local networks. A localised urban battery connected at a low voltage level, such as Miall Power, will maximise the utilisation of a small footprint to facilitate the roll-out of low carbon technologies in Rochdale through avoidance of expensive and disruptive reinforcement works.

GENERAL DESIGN AND IMAGE

The Miall Power application initially proposed a 3m high acoustic fence boundary, it is noted that this has raised concern aesthetically, therefore it has been proposed to reduce this to a 2m high acoustic fence (MIA-13A) to increase aesthetics and minimise any tunnelling effect to pedestrian users.

A remodel of the noise report (V4) shows that the rating level of the proposed ESF would still remain a minimum of 1dB above the background sound level in the night-time, and have a low noise impact at the nearest receptors.

The Applicant AMP also proposes to accept a landscaping condition in principle screening the site and it's fence boundary from the surrounding area. The proposed landscaping area can be seen on the updated site layout drawing (MIA-02.1)

CONCLUSION

We trust the above addresses any concerns regarding the application.

Yours sincerely

SLR Consulting Limited



Mrs Clare Garfield
Senior Consultant