



Planning Statement

Land at Dig Gate Lane, Rochdale, OL16 4NR

Rochdale Power Ltd.

Report No. SHF.3050.001.PL.R.001.C



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Drawings

Drawing	Reference
Location Plans	C5059-GA-007-TC and C5059-GA-008-TC
General Arrangement Plan View	C5059-GA-001-TF
Isometric View	C5059-GA-006-TD
Elevations	Reference
Elevation looking west	C5059-GA-005-TB
Elevation looking south	C5059-GA-004-TB
Elevation looking east	C5059-GA-003-TB
Elevation looking north	C5059-GA-002-TB
Sectional Drawings	C5059-GA-501-PA

1.0 Introduction

1.1 Introduction

- 1.1.1 This Planning Statement supports a Planning Application for the development of a 4.4MW, single engine, gas-powered reserve energy facility located on agricultural land off Dig Gate Lane, Rochdale, OL16 4NR, by Rochdale Power Limited (the applicant). The site is situated on the southern edge of the Kingsway Business Park and is surrounded by large warehouses and distribution centres, with agricultural land located further south, beyond the M62 which abuts the southern site boundary.
- 1.1.2 The UK government have legislated the objective of achieving Net-Zero carbon emissions to tackle the climate emergency felt nationally by councils. The Net-Zero strategy, from an energy generation perspective, covers a mix of technology including Wind, Solar, Battery STOR, and Natural Gas fuelled distributed generation, supporting local and national electricity demand.
- 1.1.3 Relevant technical assessments have been undertaken to demonstrate that the proposed development is appropriate for the site location. Where potential impacts are identified, mitigation measures have been proposed to ensure that the development does not result in significant, adverse environmental impacts.
- 1.1.4 This Planning Statement sets out the following:
- Details of the application site;
 - Details of the proposed development;
 - Consideration of national and local planning policy; and
 - Environmental considerations.

1.2 Support for additional Peaking Capacity

- 1.2.1 Electricity demand naturally varies throughout the day. This creates an imbalance between readily available capacity (supply) and consumption (demand). Peaking plants such as that proposed are designed to supply electricity during peak demand times during the day. Fully renewable solar and wind generation projects do not provide a steady energy supply consistently; consequently, peaking capacity is required to balance the supply during periods of excess demand, thus creating a more stable and reliable localised supply. The UK Government continue to decommission coal and antiquated power generation technologies, increasing the requirement for new standby capacity.
- 1.2.2 Gas powered peaking plants directly assist in meeting the targets of becoming Net-Zero by 2050 and 'future-proofing' the UK's energy security. The fully renewable technology and infrastructure that currently exists within the energy mix are not, on their own, in a form the UK can rely on to meet current and future demand requirements. This is primarily due to solar, wind and tidal providing an inconsistent supply. The variations in the amount of energy generated by these 100% renewable technologies are defined by factors outside of our control (light, wind strength, tidal flows etc.) To balance the inconsistencies and maintain a readily available and reliable supply, other standby generation such as batteries and small-scale gas peaking plants are required.
- 1.2.3 The present requirement for gas powered peaking plants was further established in the recent Planning Inspectorate appeals for a Transitional Hybrid Energy Project and associated

infrastructure including access, at Land off Wallingford Road, Adjacent to Sewage Works, Goring RG8 0JA reference APP/Q3115/W/22/3291889 dated 11th August 2022, and for a Standby Energy Generation Facility at Land at Churchfield Road, Chilton, Sudbury CO10 0GQ reference APP/D3505/W/21/3284011, dated 22nd August 2022.

- 1.2.4 Regarding the Goring appeal, the Inspector found that whilst the parties disagreed about whether the proposal can be classed as low carbon, the Council's officer report sets out that renewable energy is intermittent at present, and so a range of responsive services are needed to maintain a balance between demand and supply to support the transition to net zero. Therefore, THEP developments such as this are needed in the short to medium term.
- 1.2.5 In the Sudbury appeal, the Inspector found that the proposal constituted associated infrastructure that supports a nationwide shift towards renewable and low carbon energy. Consequently, the proposal accords with the National Planning Policy Framework's aims of supporting the transition to a low carbon future in a changing climate, and there is a need for standby energy generators as supporting infrastructure; even when moving to a fully renewable or low carbon electricity future.
- 1.2.6 The U.K Governments recent Energy White Paper published in December 2020 *Powering our Net Zero Future* recognises the importance of securing adequate peaking capacity. Page 42 of the paper provides details of the government's strategy for the power sector, which does not seek to target a particular generation mix to be net zero by 2050, instead enabling the electricity market to determine the best solutions for very low emissions and reliable supply, at a low cost to consumers. A low-cost, net zero consistent system is likely to be composed predominantly of wind and solar, but ensuring the system is also reliable, means intermittent renewables need to be complemented by technologies which provide power, or reduce demand, when the wind is not blowing, or there is inadequate light. The paper confirms that in addition to nuclear energy, demand side response and batteries, short-term dispatchable generation providing peaking capacity will be required.
- 1.2.7 The U.K. power market is currently showing signs of strain, with National Grid recently identifying a 584-megawatt shortfall of standby capacity and warning that the buffer needed to ensure security of supply and keep the lights on is still too small¹. The rapid transition to renewables has resulted in grid operators under increasing pressure to avoid blackouts when the wind doesn't blow, cold weather boosts demand, and nuclear plants go offline. Planned maintenance on interconnectors to the continent and the continuing decommissioning of large gas power plants is compounding the problem. The current situation is resulting in higher prices being paid to operators of peaking plants already in the market, which is in turn passed onto the consumer.
- 1.2.8 By 2050, the U.K Government expect lower-carbon options, such as clean hydrogen and long-duration storage, to satisfy the need for peaking capacity and ensure security of supply at low cost, likely eliminating the reliance on generation from gas. On this basis, these transitional and temporary projects typically have a lifespan of 20-25 years and can be run as much or as little as is required during this time.

1.3 The Format of this Planning Application

- 1.3.1 In addition to this Statement, the planning application is also accompanied by the following supporting documents:

¹ <https://www.bloomberg.com/news/articles/2021-01-06/u-k-electricity-grid-creaks-under-repeated-winter-pressure>

- Completed Planning Application Form;
- Completed Ownership Certificate;
- The Planning Statement (this document) assessing the application in accordance with planning policy and containing information in support of the planning application;
- Design and Access Statement which considers how the proposed development is suitable for the site and its setting, and demonstrates it can be adequately accessed;
- Supporting drawings;
- Noise Assessment demonstrating that the noise impacts of the development are not significant with appropriate mitigation;
- Air Quality Assessment demonstrating that air quality impacts of the development are not significant;
- Ecological Impact Assessment (EclA) providing recommendations from an ecological perspective;
- Historic Environment Assessment considering likely effects on known and potential heritage assets and affects that could arise a result of development within the setting.
- Phase 1 Risk Assessment considering any potential environmental risks associated with the development;
- Arboricultural Impact Assessment considering how the proposed development and associated trees will coexist in the future; and
- Landscape Strategy Plan providing details of planting proposals within the application site.

1.3.2 This Statement has been informed by and should be read in conjunction with all the above documents and plans.

2.0 Site Description and Context

2.1 Introduction

- 2.1.1 The proposed site is within the administrative boundary of Rochdale Borough Council. The application site is situated at Grid Reference SD 91861 11175.
- 2.1.2 The application site occupies an area of approximately 0.13ha/c.0.33 acres. The site is bounded to the north by existing vegetation and a grass bund which runs parallel to Dig Gate Lane. Circa. 100m to the north-east lies the Grade II Listed Broadshaw Farm and to the immediate east is a field pond. To the south is the M62, with undeveloped agricultural fields located further south. A large distribution centre lies to west of the site and the settlement of Burnage is approx. 0.6km further to the west.
- 2.1.3 The application area is shown in the aerial plan and proposed plan which accompany this planning application.

2.2 Current use of the Site

- 2.2.1 The application site is currently used for agricultural (arable) purposes. The site is located on the southern fringe of the large Kingsway Business Park, with the surrounding land uses industrial in nature – the site is located adjacent to a distribution centre to the west and a cluster of warehouses to the north located on John Milne Avenue. To the south are further agricultural fields – (See Figure 1 and Figure 2 Images).



Figure 1– Aerial Plan of the Application Site in Wider Landscape – Site denoted by red line.



Figure 2 - Images showing the Site and Immediate Surroundings

- 2.2.2 The site is located approx. 0.6km east of the settlement of Burnage, with the centre of Rochdale being approximately 2.3km north-west (refer to Figure 3).



Figure 3 – The Application Site (*red star*) within the wider site area context (Source: Google Earth, 2022).

2.3 Site Access

- 2.3.1 Access to the site is currently taken off Dig Gate Lane via John Milne Avenue, however a new access is proposed off Dig Gate Lane, at the northern site boundary.
- 2.3.2 Further details of access arrangements are provided within the Design and Access Statement referenced SHF.3050.001 and the Construction Traffic Management Plan reference P1962_20220802_Dig Gate Lane, Rochdale - CTMP.

2.4 Sensitive Receptors in the Vicinity of the Site

- 2.4.1 The Grade II Listed Broadshaw Farmhouse is located approximately 0.1km west of the site. Dig Gate Lane Farm Farmhouse is located approx. 0.3km to the east. The nearest cluster of residential properties are situated within the neighbouring settlement of Burnedge, located circa. 0.6km west.
- 2.4.2 The closest commercial receptors are within the Kingsway Business Park, being the Xpo Rochdale Warehouse, toyou Distribution Centre and the Wincanton Asda Chilled Distribution Centre, all of which are located on James Kearns Avenue, west of the site, and are largely self-contained and would not experience interaction with the application site. However, there is a band of trees and an existing hedgerow located on the western boundary of the site, separating it from the warehouses and distribution centres, providing screening and containment.

- 2.4.3 A review of statutory and non-statutory designated sites within the locality has been undertaken using the Multi Agency Geographic Information for the Countryside (Magic) database operated by Defra (Table 1).
- 2.4.4 Using buffer zones of both 500m and 1km distances, a small number of listed buildings have been identified, however there are no historic statutory designations within the immediate vicinity of the site.
- 2.4.5 The designated sites identified have been fully considered within the relevant technical assessments accompanying this application and are not considered to preclude the site from development. The site does not fall within an Air Quality Management Area (AQMA).

Table 1 - Relevant Statutory and Non-Statutory National Designations

Location	Site of Interest
Statutory Designations within 500m	LISTED BUILDINGS: - Broad Shaw Farmhouse and Adjoining Barn, Grade II Listed. - Brick-Built House at Chadwick Fold, Grade II Listed.
Statutory Designations within 1km	LISTED BUILDINGS: - Silver Hill Farmhouse, Grade II Listed. - Tithe Barn, Grade II Listed. - Garside Farmhouse, Grade II Listed. - Burnedge Farmhouse, Grade II Listed. - Dixon Green Farmhouse, Adjoining Barn, and No.5 Dixon Green, Grade II Listed. - Knott Booth Farmhouse and Adjoining Barn, Grade II Listed. - Moorgate East Farmhouse, Grade II Listed.
Landscape	National Historic Landscape Characterisation: Enclosed Agriculture (Typically Pre-Modern Form).
Non-Statutory Designations	There are no known non-designated heritage assets on or close to the site.

- 2.4.6 There are no public rights of ways (PRoWs) within the application site, however there is a network of footpaths in the wider landscape, as shown on Figure 4 (Rochdale Council's definitive public rights of ways map is not available to view online). Those closest to the site are:
- Footpath: MilFP320 – Approx. 100m north of the site located on John Milne Avenue;
 - Footpath: MilFP322 – Approx. 14m west of the site located on Dig Gate Lane; and
 - Footpath: MilFP336 – Approx. 160m east of site located on Dig Gate Lane.

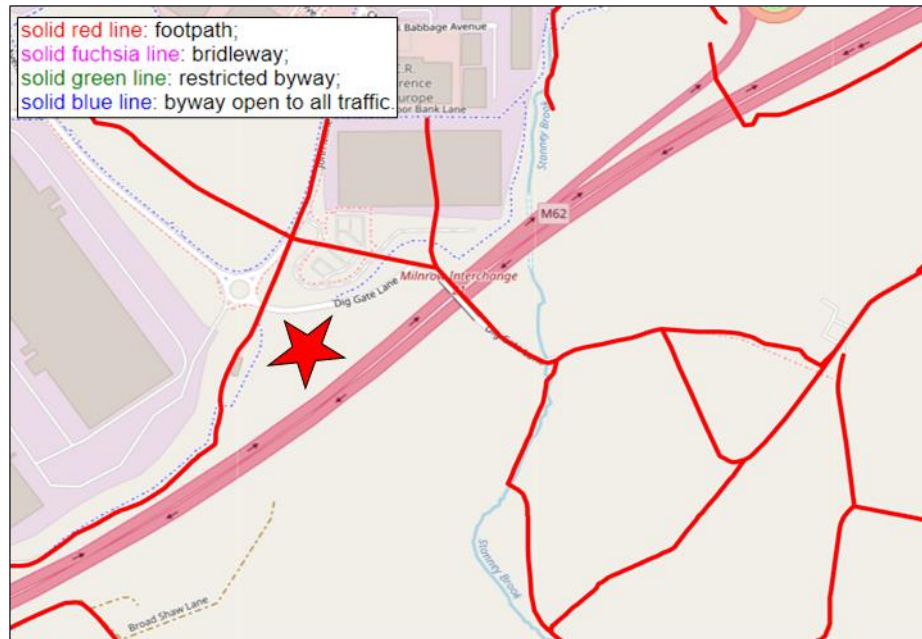


Figure 4 – Public Rights of Way Map. Application site shown by red star (Source: The rights of way using a Bing Map (rowmaps.com)).

2.5 Flood Risk

- 2.5.1 A search of the GOV.UK's Flood Map identifies that the entirety of the site falls within Flood Zone 1, as shown in Figure 5 below. Therefore, the site has a low probability of flooding and is entirely suitable for the proposed use.

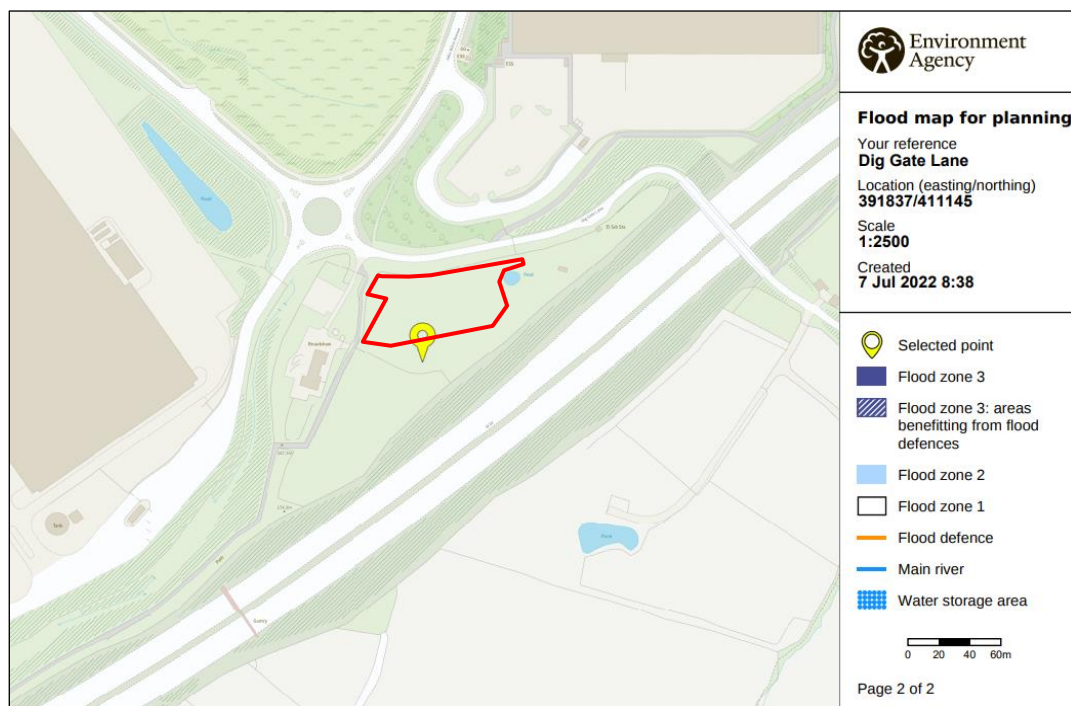


Figure 5 – Flood Risk Map. (Source: Flood Map for Planning 2022, Flood map for planning - GOV.UK (flood-map-for-planning.service.gov.uk)).

- 2.5.2 The site has a very low risk of surface water flooding, as demonstrated by the Gov.uk long term flood risk service (see Figure 6).



Figure 6 – Surface Water Flooding Risk Map. (Source: GOV.UK (<https://check-long-term-flood-risk.service.gov.uk/map>)).

2.6 Planning Allocations / Designations

- 2.6.1 The local development plan for the application site comprises:

- Adopted Rochdale Core Strategy (2016); and
- Saved policies of the Rochdale Unitary Development Plan (2006).

2.7 Site Suitability

- 2.7.1 The specific site has been identified as suitable for the proposed development for several reasons:

- The application site is vacant and located in an industrial setting. As such, the proposed development will be in keeping with surrounding built development.
- The suitability of the site is clearly demonstrated by the planning history, where standby gas peaking facilities have been consented.
- Sites for peaking plants are required to be near viable points of connection to the electricity grid. This site lies within suitable distance where the impacts on sensitive receptors can be made acceptable. Chapter 6 of this Planning Statement considers the potential

environmental impacts of the proposed development and concludes that any potential adverse environmental impacts can be fully addressed.

- The proposed development would help to re-enforce the distribution network in this area, reducing the likelihood of power outages and supporting a further development of renewable energy generation locally. This helps to achieve national and local objectives by supporting the low carbon transition. The application site provides a suitable location for the development to be located and would thus result in an appropriate and efficient use of land, consistent with national planning policy.

3.0 Proposed Development

3.1 Introduction

- 3.1.1 This Planning Statement supports a planning application made by Rochdale Power Limited for the development of a gas-powered reserve energy facility. The proposed site location is shown on the accompanying Site Plan, drawing no. C5059-GA-007.
- 3.1.2 Within this section, the nature of the proposed development and details of the plant and equipment to be located on site is provided.

3.2 Proposed Development

- 3.2.1 The proposed development is a 4.4MW gas-powered reserve energy facility comprising one containerised generator connected to the mains gas grid, located within a secure compound, along with associated infrastructure including electrical switchgear, gas kiosk, transformer, and a DNO building.
- 3.2.2 During peak demand periods for electricity in the area the facility would be called upon by National Grid, who can control the facility remotely. The generators would then combust natural gas from the mains grid to generate electricity. The facility would only operate when called upon, contributing to balancing the Grid and reducing the potential for blackouts/ brownouts.
- 3.2.3 The technology proposed for the combustion plant on site is efficient, energy dense, and capable of rapid start up and shut down times – enabling local supply to meet peak demand quickly. Standby energy facilities provide a key source of flexibility to manage the intermittency associated with renewable forms of generation.
- 3.2.4 Peak demand periods are anticipated to be between 07:30 – 09:00 and 16:00 – 20:30, with higher operating hours during the winter months. This planning application seeks to enable a maximum permitted operating hours of 4,000 hours per annum to enable to operator to respond to periods of increased demand, if required. Whilst flexibility is required in line with National Grids requirements, the anticipated operational hours of the facility would most likely be around 50% of the maximum proposed.
- 3.2.5 The site layout will consist of the following equipment, as shown within the accompanying site layout plans and elevations:
- Containerised J624 engine;
 - Transformer;
 - Heat dump radiator;
 - Air outlet attenuator;
 - Exhaust silencer;
 - Switchgear container;
 - DNO building;
 - Welfare cabin;
 - Gas kiosk;
 - Clean and waste oil tanks;

- 2.4m high palisade fencing with gated access; and
- Downward facing lighting and CCTV.

3.2.6 The proposed development, as outlined above, will be located on vacant agricultural land within a business park allocation off Dig Gate Lane, Rochdale.

3.2.7 A detailed description of the development is provided in the accompanying Design and Access Statement (DAS).

3.3 The National Requirement for Standby Energy Provision

3.3.1 At a national level, National Grid manage the supply and demand of electricity in order to maintain frequency. The grid operates at an optimum frequency of 50Hz. There is some flexibility, but if it drops below 49.5Hz or rises above 50.5Hz due to real-time demand, it can lead to blackout events.

3.3.2 Gas powered generation and battery energy storage play complementary roles in the standby energy sector. Standby energy generation from gas is an efficient way to counter unexpected frequency change. National Grid continue to procure the services of these facilities across the country through their Short-Term Operating Reserve (STOR) program, ensuring they have sufficient back-up power where it is needed. Standby facilities, with their capability for rapid response, enable National Grid to balance the real-time changes in supply and demand.

3.3.3 The UK's electricity supply system was designed with a high voltage transmission network across the country, transmitting electricity from large, centralised power stations. Sitting below this high voltage network are several regional electricity distribution areas, operated by Distribution Network Operators (DNOs). DNOs are responsible for delivering electricity from the Grid to the consumer's front door. Standby energy generation facilities deliver numerous benefits to the consumer by helping to support both the national electricity system and the DNOs.

3.3.4 Each region within England and Wales is managed by a different operator. To meet the increased demand for electricity, each regional DNO needs to invest significantly in their network. Therefore, as part of electricity providers' commitment to the consumer, they must encourage investment and the deployment of smarter network solutions. Energy balancing services are a crucial part of smarter network solutions, and so are of great value both regionally and nationally.

3.4 Benefits of the Proposed Development

3.4.1 The benefits of peaking plants are widely accepted, which is demonstrated both within this section and within National Policy - which provides strong support for these types of developments (discussed in detail within Chapter 5).

3.4.2 Small scale, fast-responding facilities such as that proposed can enable the national electricity system to meet demand without the need for new, large scale power generating facilities which can have much greater environmental and social impacts.

3.4.3 In summary, the key benefits of the proposed development are:

- Helping to ensure a constant supply of electricity, even during peak hours or when larger power stations go offline;
- Reinforcing local/regional electricity supply, through the DNO which will receive the electricity generated and distribute it within the region, where it is most needed;

- Providing highly efficient power, as electricity from power balancing facilities is used to supply the local distribution network. As such, transmission losses which may otherwise occur can largely be avoided;
- Providing flexibility which is a key driver of such facilities. The facility will be turned on or off as required, thus reducing wastage when energy is not required; and
- Providing a 'dense' form of energy in that the proposed development occupies a very small amount of land, and the land requirement per MW is much lower than other types of energy generation. Therefore, the development represents an efficient use of land.

3.4.4 In addition to the immediate benefits, these types of facilities will become more important in the future for two key reasons:

- The current National Grid network relies predominantly on a centralised distribution system where energy is generated in 'bulk,' primarily derived from large-scale Natural Gas, and has done since its inception. Electricity is then distributed over large distances which is highly inefficient due to transmission losses. In order to account for these losses a higher 'base load' is required to supply energy across the country which consequently increases carbon emissions. Decentralising this system not only enables power to be generated in the localised areas it is required, at a level ready for consumption, but it has a cumulative effect of reducing CO₂ emissions as power generation is supplied in a fashion that mirrors demand requirements.
- Due to the significant amount of intermittent renewable energy generation on the electricity system, and the transition towards more renewable energy in the future. In 2020 renewables accounted for more than 43.1% of the UK's total electricity generated, at 312 terawatt hours (TWh). This outstripped fossil fuels over the course of a year, for the first time in the nation's history. More and more renewable energy generation is being connected to the grid which by its nature is often intermittent. Further deployment of all renewable sources, from offshore wind to ground mounted and rooftop solar PV, will require additional back-up power sources to provide energy to peoples and businesses in the periods that these assets are dormant; and
- Demand for electricity is increasing nationally and demand patterns are changing. As heating and transport (cars and railways) are electrified, there will be further constraints on electricity network assets. Electrified transport is faster, quieter, more reliable and most importantly greener, but can only be facilitated nationally if regional electricity systems are resilient.

3.5 Hours of Construction and Operation

3.5.1 The overall construction programme will be approximately 6 - 7 months, with construction restricted to 07:30-18:00, Monday-Friday, and 07:30-12:00 on a Saturday and Bank Holidays. Sunday working hours will be agreed with the LPA if required.

3.5.2 Traffic and vehicles associated with the development will include:

- Initial mobilisation of welfare, machinery etc;
- Construction traffic – excavators and HGVs;
- DNO works/ Gas works;
- Crane and gensets (gensets arrive onsite 80-90% complete);

- Remaining plant deliveries; and
- Site clear up.

3.5.3 Flexibility is essential for the proposed development to be economically viable. However, it is useful to understand that in reality the facility may operate infrequently. The operational hours of the generators will be dictated by the demands of the Grid but are expected to be up to a maximum of 4,000 hours per annum. In normal circumstances however, the expected amount of operation would be around 50% of this.

3.6 Employment

3.6.1 Once operational, no staff will be based on site, as the facility will be managed remotely, but the site will be visited for scheduled maintenance inspections (monthly).

3.6.2 Although the development will not provide direct employment, it will indirectly contribute to employment within the development and installation of the equipment used on site. To this end, up to 20 employees are expected to be onsite during construction.

3.6.3 Standby energy generation is a growing sector, and is likely to continue to expand, as detailed previously within this statement. The development will contribute to the continued growth of this sector, and the employment associated with this.

3.6.4 In addition, a good and reliable supply of energy is essential for a strong economy and economic growth. By contributing to a reliable supply of energy, the development will contribute towards long term economic growth and associated employment. As energy generated by the development will be supplied to the DNO, the energy will be distributed within the region, and thus contribute to economic growth and employment locally.

3.7 Environmental Impact Assessment

3.7.1 The Town & Country Planning (Environmental Impact Assessment) Regulations 2017 set out in Schedule 1 those developments for which an Environmental Impact Assessment (EIA) is mandatory and, in Schedule 2, those where an EIA may be required.

3.7.2 The proposed development does not fall within Schedule 1; therefore, an EIA is not a mandatory requirement.

3.7.3 Within Schedule 2, the EIA regulations set out projects which may require an EIA. Column two sets out screening thresholds, and for developments that fall above this threshold, the LPA must consider whether the development is likely to have significant environmental impacts.

3.7.4 Within Schedule 2, Paragraph 3 (Energy Industry) is the most appropriate to this development. Paragraph 3a is for *'industrial installations for the production of electricity, steam and hot water'*. The threshold for requiring EIA is *'the area of development exceeds 0.5 hectare.'*

3.7.5 The total site area for the application is approximately 0.13 hectares and as such it falls below the threshold for EIA.

4.0 Planning History

4.1 Introduction

- 4.1.1 This chapter details the planning history of the site and identifies any planning applications on adjacent land which may need to be considered as part of this planning application.

4.2 Planning History

- 4.2.1 A search of the Rochdale Borough Council's historical planning records found that two applications for a gas-powered reserve energy plant on the application site had been submitted and granted permission.
- 4.2.2 This confirms the site's suitability for the proposed development, indeed, the application submitted is for a single engine, less than previously consented, and accordingly less development is proposed than that previously granted planning permission.
- 4.2.3 However, the most recent permission lapsed on 27th March 2022. These applications are outlined below:
- **18/01338/FUL** – Construction of a gas-powered reserve energy plant (7.56MW) with associated infrastructure, access, landscaping, and perimeter fencing – Resubmission of 17/01260/FUL. Land Off Kingsway Business Park Dig Gate Lane Milnrow. Granted subject to conditions. Decision Issued Date: Wed 27 Mar 2019.
 - **17/01260/FUL** – Construction of a gas-powered reserve energy plant (7.5MW) with associated infrastructure, landscaping, and perimeter fencing. Land off Kingsway Business Park Dig Gate Lane Milnrow. Granted subject to conditions. Decision Issued Date: Mon 26 Feb 2018.
- 4.2.4 These previously consented planning applications demonstrate the suitability for the site for the proposed use, with technical considerations having previously been accepted by Rochdale Borough Council.

5.0 Planning Policy

5.1 Introduction

- 5.1.1 Section 38(6) of the Planning and Compensation Act 2004 requires that planning applications should be determined in accordance with the statutory development plan unless other material considerations indicate otherwise. This Section will demonstrate how the scheme complies with the relevant national policies and the statutory development plan in Rochdale.

National Planning Policy

- National Planning Policy Framework (NPPF) (2021); and
- National Policy Statement for Electricity Networks Infrastructure (EN-1) (2011).

Local Planning Policy

- Adopted Rochdale Core Strategy (2016); and
- Saved Policies of the Rochdale Unitary Development Plan (2006).

5.2 National Planning Policy

National Planning Policy Framework

- 5.2.1 The National Planning Policy Framework (NPPF) is the current national planning policy document in England, published in 2021.

Paragraph 8 of the NPPF states:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so opportunities can be taken to secure net gains across each of the different objectives):

- **an economic role** –to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **a social role** –to support strong, vibrant, and healthy communities, by ensuring that sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- **an environmental role** – to protect and enhance our natural, built, and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Paragraph 81 notes that: *“significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”*

Paragraph 20 considers strategic policies, and states that:

“Strategic policies should set out an overall strategy for the pattern, scale, and design quality of places, and make sufficient provision for...transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat).”

- 5.2.2 **Assessment** – The proposal represents sustainable development as it would enable energy to be generated on-site during periods when demand for energy is higher than supply. This will enable the energy network to ensure a more consistent supply of energy throughout the day, particularly during times of high demand.
- 5.2.3 A good and consistent energy supply is vital for economic growth. This is particularly relevant in supporting a transition from a dependency on fossil fuels to renewable energies. Renewable energy is often intermittent. Developments such as that proposed will support the transition to renewable energy sources, by providing additional energy when other energy providers cannot meet demand. By supporting the transition to renewable energy, standby energy generation facilities will indirectly support the positive environmental, social, and economic impacts associated with renewable energy.
- 5.2.4 In terms of economic benefits, the proposed development would provide and support employment during construction and installation, and during operation, regular maintenance of the equipment. Wherever possible and appropriate this work will be made available to local contractors.
- 5.2.5 In terms of environmental impacts, the site occupies a relatively small area of vacant agricultural land within an industrial location. Developing the proposed site supports renewable energy and reduces the need to develop large scale power stations, which can have much greater environmental impacts. A planting plan is proposed to deliver a net gain in biodiversity.
- 5.2.6 In terms of social benefits, the proposed development helps address the impacts of climate change in supporting renewable energy generation and the reduction of carbon emissions. The proposed development will contribute positively by supporting the UK’s transition from imported fossil fuels to home produced de-carbonised green energy and help to reverse the effects of climate change and protect future generations.
- 5.2.7 Based on the above, the proposed development is consistent with the NPPF.

Overarching National Policy Statement for Energy (EN-1)

- 5.2.8 The overarching National Policy Statement for Energy (EN-1) is part of a suite of NPSs issued by the Secretary of State for Energy and Climate Change. It sets out the Government policy for delivery of major energy infrastructure. EN-1 was written prior to any viable method of storing electricity was developed, and therefore energy storage/standby energy generation is not considered directly in the statement. However, the principals which support energy storage/standby generation are considered, and therefore EN-1 is applicable to this development.

Paragraph 3.3.11 states that *'...the more renewable energy generating capacity we have the more generation capacity we will require overall, to provide back-up at times when the availability of intermittent renewable sources is low. If fossil fuel plant remains the most cost-effective means of providing such back-up, particularly at short notice, it is possible that even when the UK's electricity supply is almost entirely decarbonised, we may still need fossil fuel power stations for short periods when renewable output is too low to meet demand...'*

Paragraph 3.3.12 states that *'...it is therefore likely that increasing reliance on renewables will mean that we need more total electricity capacity than we have now, with a larger proportion being built only or mainly to preform back-up functions.'*

Paragraph 3.3.31 states that *'The Government...still envisages back up capacity being necessary to ensure security of supply until other storage technologies reach maturity.'*

- 5.2.9 **Assessment** – EN-1 highlights the importance of back up capacity to support the transition towards renewable energy. As such, the development is consistent with policy statement EN-1.

5.3 Local Planning Policy

Rochdale Adopted Core Strategy (October 2016)

- 5.3.1 The Rochdale Adopted Core Strategy (2016) sets out the long-term spatial strategy for future development of the Rochdale Borough up to 2028. The Core Strategy (2016) seeks to deliver sustainable development and growth in accordance with the National Planning Policy Framework (NPPF). The policies show broadly where development and growth are intended, and other policies show how the council intends to plan for and manage development.
- 5.3.2 Rochdale Borough Council are currently reviewing the public feedback and comments from the 2018 Allocations Plan consultation, and plan to run a further public consultation following the amendments in the future. The Allocations Plan is currently in draft form and will support the Core Strategy and together will replace the Unitary Development Plan documents from the previous Local Plan. However, as it is at an early stage of preparation, the proposed energy policies are not relevant to the determination of this application.

- 5.3.3 The site is included within the Rochdale Borough Unitary Development Plan (2006) Map and is shown to be allocated under the employment allocation of 'EC/7 Kingsway Business Park'. (Refer to Figure 7).

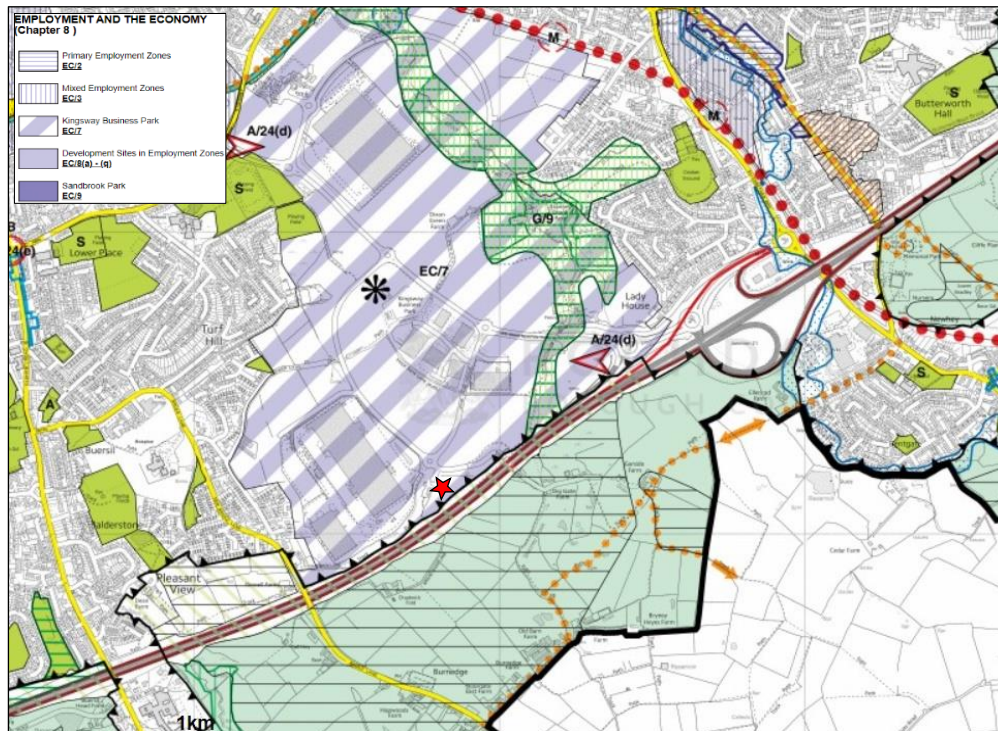


Figure 7 – Rochdale Borough Unitary Development Plan Map (site shown by red star) (Source: Unitary Development Plan Adopted June 2006 (cartogold.co.uk))

- 5.3.4 The specific policies relevant to the proposed development are set out below:

Rochdale Core Strategy (2016)

- 5.3.5 **Policy SD1 – Delivering sustainable development.** This policy states that “*when considering development proposals, the Council will take positive approach that reflects the presumption in favour of sustainable development in the NPPF...Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.*”

The Rochdale Core Strategy describes the Council’s approach to sustainability, which is to deliver economic, social, and environmental objectives in an integrated and balanced way. This policy provides the over-arching policy coverage in this area and will apply to all proposals in respect of sustainable development.

- 5.3.6 The site is located at the periphery of a large scale, well-established commercial and industrial estate. The supporting heritage assessment concludes there will be no adverse impact upon the Grade II Listed asset to the north west. The accompanying Air Quality and Noise Assessments conclude that any impacts can be mitigated successfully.
- 5.3.7 The development is in accordance with the NPPF in that the proposed development would contribute to increasing energy security, both nationally and within the region, by providing a facility which would provide electricity when demand is higher than supply – helping to avoid

blackout and brownout events. A secure, reliable, and resistant energy network is essential to attract investment, and secure economic growth. Accordingly, the proposed development will support economic growth by contributing to energy security.

- 5.3.8 The proposed technology, through the decentralisation of the National Grid will have a cumulative effect on reducing the carbon output of the UK and quicken the transition to Net-Zero by 2050 (which is the same objective of the Local Plan) supporting the development of sustainable forms of energy production.
- 5.3.9 **Policy E3 – Focusing on economic growth corridors and areas.** This policy deals with the maximisation of economic growth in, and linkages between Kingsway Business Park, and Rochdale town centre.
- 5.3.10 **Policy G1 – Tackling and adapting to climate change.** Rochdale’s Core Strategy policy G1 relates to tackling and adapting to Climate Change. This policy notes that climate change will be addressed to ensure growth does not increase CO₂ emissions. The policy further states renewable energy developments will be encouraged and promoted, that do not, by virtue of their scale, siting, construction or operation, cause harm to the local area, its character and environmental assets and adjoining uses. Whilst not providing renewable energy, the proposed facility shall supplement the grid in times of high demand, assisting the UK’s aim of reducing reliance upon fossil fuels, and it is a vital component of the country transitioning to a low carbon energy supply.
- 5.3.11 **Policy G2 – Energy and new development.** This policy sets out the energy hierarchy in which all new development will be expected to adhere to, reflecting national policy, targets, and requirements for the type of development.
- 5.3.12 **Policy G3 – Renewable and low carbon energy development,** states *“The Council will promote renewable, low and zero carbon energy generating developments...in order to help meet CO₂ reduction targets and contribute towards energy security for Greater Manchester and the North West... Any proposal must demonstrate the best use of location, topography, siting, design, and colour to minimise it’s visual and other impacts, including any cumulative impacts.”*
- 5.3.13 The proposed development will assist Rochdale’s transition to renewable and low carbon energy sources to help ensure the national grid maintains a consistent supply of energy through the Borough and supplement the expansion of sustainable energy production. The proposed energy facility will be designed to be appropriate to its setting and location.
- 5.3.14 The facility shall be located within the setting of large industrial buildings, adjacent to the M62, being well contained with mature trees to the site boundary, creating green infrastructure linkages through new planting for enclosure.
- 5.3.15 The site is an entirely suitable location for this proposed development, within close vicinity of an available grid connection with capacity for the export of energy. This is demonstrated by the planning history of the site where a previous gas standby facility has been granted planning permission.
- 5.3.16 **Policy G7 – Increasing the value of biodiversity and geodiversity,** states *“We will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.”*

- 5.3.17 The proposed development would convert natural gas into electricity for use during times of peak demand. While it does not strictly constitute renewable energy, it will support the transition to renewable energy, and allow a more efficient use of existing energy generation. In addition, the development comprises decentralised energy. The development provides a cumulative effect in reducing overall carbon reliance, summarised in Section 6.
- 5.3.18 The proposed new planting shall create green infrastructure linkages and deliver a biodiversity net gain in full accordance with Policy G7.
- 5.3.19 **Policy P2 – Protecting and enhancing character, landscape, and heritage.** This policy states the Council will protect the borough's heritage by conserving, enhancing, and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.
- 5.3.20 It is considered in the context of the existing setting, with the construction of the M62 motorway to the south east and the large distribution warehouses within the Kingsway Business Park to the north, having eroded the wider setting to some extent, the development would not negatively impact upon the Listed building (Broad Shaw Farmhouse), or any significant features relating to it. The existing landscape character will remain unchanged and landscaping proposals shall contain the site from any views or interactions with the heritage asset.

Saved policies of the Rochdale Unitary Development Plan (1996 – 2016)

- 5.3.21 The Unitary Development Plan covers the time period 1996-2016, so is time expired. However, a number of policies were 'saved' and so are still relevant to the determination of this planning application.
- 5.3.22 Saved Policies from the UDP are to be read in conjunction with the Core Strategy Policies, until replaced through the adopted of another DPD. Of the saved UDP Policies, those relating to this proposed development are listed below:
- 5.3.23 **Policy G/D/1 - Defined Urban Area.** The proposal site is located within the Defined Urban Area as identified within the Proposals Map.
- 5.3.24 **Policy EC/2 - Primary Employment Zones.** Within Primary Employment Zones development and change of use, for industrial, business and warehouse use (Use Classes B1, B2 and B8) will be permitted where proposals:
- a) Are of an appropriate scale and character to the area;
 - b) Will cause no unacceptable environmental or amenity problems in the employment area or adjoining areas; and
 - c) Will cause no unacceptable traffic problems and have adequate on-site provision for parking, servicing, and manoeuvring.
- 5.3.25 Other uses will not be permitted unless it can be shown that they are ancillary and complementary (both in terms of size and function) to the industrial and business nature of the employment area.
- 5.3.26 The development of a gas reserve energy facility will be of an appropriate scale to the area, characterised by industrial buildings, and energy infrastructure reflects the site being an employment allocation. Surrounding commercial and industrial users would not be sensitive to the low-level impacts of the proposed development. Additionally, the vehicle movements

associated with the proposed development will be very low; once operational there will be approximately one vehicle movement per week

5.3.27 **Policy EC/7 – Kingsway Business Park.**

5.3.28 Land between the A664 Kingsway, M62 Motorway, B6194 Broad Lane and the Rochdale–Oldham railway line, is allocated and has outline planning permission for high quality general and light industry, offices, distribution and storage, research and development, and associated and complementary uses. The site lies within the eastern extent of the Kingsway Business Park employment allocation, as set out in the UDP.

5.3.29 The application site has not been developed since the allocation of the Kingsway Business Park.

5.4 **Demonstration of Sustainability**

5.4.1 In reviewing the Rochdale Borough Council Core Strategy, regarding the proposal, it is evident the application complies with the thrust of the Development Plan to deliver sustainable development.

5.4.2 Core Strategy Policy SD1 – ‘Delivering sustainable development’ states *‘when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social, and environmental conditions in the area’.*

5.4.3 The proposal represents sustainable development, as it will enable energy to be produced during periods of high demand in the Rochdale area. The balancing of supply with demand will enable the energy network to ensure a reliable and consistent supply of energy when needed. A reliable energy supply is critical to economic growth.

5.4.4 The national grid point of connection available will be utilised to strengthen the local electricity supply in times of high demand, enabling the more heavily polluting coal and large-scale gas fired power stations to be phased out nationally.

5.4.5 The Core Strategy, in providing a spatial portrait of the borough, page 10, describes the main issues the Core Strategy must respond to, stating that “...there is great potential for the council to pursue its commitment to renewable energy...” It also goes on to state that “there are many environmental issues that the Core Strategy must address” and “promoting sustainable and renewable energy sources” is a key challenge within the borough.

5.4.6 This positively worded commitment to promote renewable energy indicates the Council are supportive of schemes such as the proposed development, which are required as part of the energy mix for the country as it transitions to a renewable and low carbon energy supply.

5.4.7 The NPPF (paragraphs 152-158) outlines policy support for the delivery of renewable and low carbon energy and associated infrastructure to mitigate climate change. Paragraph 155 seeks to increase the use and supply of renewable and low carbon energy, and the glossary defines low carbon technologies as *‘those that can help reduce emissions (compared to conventional use of fossil fuels)’.*

- 5.4.8 This definition is provided as part of the wider definition for 'Renewable and low carbon energy', where renewable energy is distinguished from low carbon, as the former relates to *'energy flows that occur naturally and repeatedly in the environment'*.
- 5.4.9 Furthermore, the NPPF consistently stresses the need for network decentralisation, and defines decentralised energy as being *'Local renewable and local low carbon energy sources.'* This standby peaking facility conforms to this aspiration by virtue of its local nature.
- 5.4.10 Recent appeal decisions, such as that at Sudbury (Appeal Decision APP/D3505/W/21/3284011) demonstrate the need for energy peaking facilities, which constitute associated infrastructure to facilitate the nationwide transition to a low carbon energy supply.
- 5.4.11 The proposed development is entirely consistent with the NPPF and can be considered sustainable development as it supports the delivery of renewable energy.
- 5.4.12 The site is located on a vacant plot of allocated employment land adjacent to an established industrial business park, characterised by a mix of uses including, warehouses, distribution, and storage, adjacent to the M62.
- 5.4.13 The applicant is committed to maximising the contribution from the proposed development to local employment objectives through procedures to advertise construction work locally, and to offer maintenance contracts to local firms where possible.

6.0 Assessment of Impacts

6.1 Introduction

- 6.1.1 This section considers the accompanying technical assessments submitted with the application.
- 6.1.2 The proposed gas-powered reserve energy facility shall operate at peak times of consumer demand to provide balance to the power grid throughout the year. When the facility is not actively producing power, it shall be inactive, producing neither emissions or noise.
- 6.1.3 This planning application is supplemented by a suit of technical assessments, which are summarised below.

6.2 Noise

- 6.2.1 Enzygo have undertaken a noise impact assessment to support the planning application. The noise assessment has been carried out in accordance with the guidance contained within British Standard 4142:2014 *'Method for rating and assessing industrial and commercial sound'* (BS4142).
- 6.2.2 Noise levels generated by the proposed development during operations to support the National Grid power supply during peak demands/power outages, have been predicted to the nearby sensitive receptors using the calculation methodology outlined in ISO 9613:1996 *'Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation'* (ISO 9613) using the proprietary noise modelling software CadnaA. The assessment is based upon the results of the baseline noise survey at the nearby receptors over representative operational periods.
- 6.2.3 The BS4142 assessment has shown that daytime predicted sound rating levels would be significantly below the prevailing background noise levels at the nearest residential receptors assessed. This would indicate that the specific sound level would have a low impact, depending on the context.
- 6.2.4 At night the BS8233 assessment, made in accordance with the guidance outlined in BS4142, has shown that the guideline internal noise level of 30dB $L_{Aeq,8hr}$ for sleeping in bedrooms would be easily met at all receptors assessed.
- 6.2.5 Based on the findings of the assessment against the guidance contained in the relevant standards, the proposed energy reserve facility would be able to operate without adversely affecting the nearby sensitive receptors assessed in terms of acoustic impact.

6.3 Ecological Impact Assessment

- 6.3.1 An Ecological Impact Assessment has been undertaken, to provide biodiversity information - identifying ecological features, considered impacts, and recommending suitable mitigation for the site, where appropriate.
- 6.3.2 Potential effects to the following ecological features have been identified, and associated recommendations to avoid/mitigate impacts are outlined:

- Green Infrastructure – (Northern boundary trees and hedgerow provides green infrastructure function across the landscape) – the site layout has been designed to retain and protect the existing hedgerow, and provides opportunities for enhancement;
- Bats – (No buildings or structures within the site, and no trees providing any opportunities for roosting bats. Northern boundary trees and hedgerow provides a limited extent of suitable foraging and commuting habitat) – The retained trees and hedgerow shall be protected throughout the construction phase and a sensitive lighting scheme implemented;
- Badger – (No evidence of Badger within the site however they are known to be present in the local area) – Best practice precautionary measures are recommended for the construction phase;
- Nesting Birds – (Northern boundary vegetation provides a limited extent of suitable nesting habitat for a restricted range of nesting birds. Open grassland also provides limited potential for ground-nesting farmland species) - Recommended site clearance is conducted outside of the nesting season, or if necessary, within the nesting season, an Ecological Clerk of Works (ECoW) to advise and supervise works to ensure no active nests to be affected. No further detailed Breeding Bird Survey deemed necessary; and,
- Priority Species – (Northern boundary trees and hedgerow provide a limited extent of suitable shelter, refuge, and foraging habitat for other wildlife such as Common Toad and Hedgehog) - Precautionary measures recommended during the construction phase to minimise the risk of killing/injury of other Priority Species.

6.3.3 The proposed site layout and landscape planting demonstrate an overall 10% net gain in habitat units in accordance with the requirements of The Environment Act 2021. A DEFRA Metric 3.1 calculation has been provided in support of the application to demonstrate the net gain in biodiversity.

6.3.4 The EclA report has demonstrated that, if the outlined mitigation measures are implemented in full, then no significant residual impact could be expected, and the proposed application will result in ‘no net loss in biodiversity,’ whilst also providing opportunities for ‘biodiversity net gain’ in accordance with NPPF and Local Planning Policy.

6.4 Landscape

6.4.1 The proposed development would be located to the southern edge of an established business park, surrounded by existing development of a significant mass and scale, as it consists of warehousing for distribution. The M62 runs to the south of the site. The landscape and visual effects of the proposed energy facility are therefore not considered to be significant.

6.4.2 A Landscape Strategy and Landscape Design Plan accompanies the application, which demonstrates the detailed landscape hard and softworks design that shall be utilised.

6.4.3 A native tree and shrub landscape buffer mix shall be installed along the south and west boundaries so as to mitigate the visual impact of the proposed facility upon the Grade II Listed Broadshaw Farm, with a native shrub mix to be utilised to separate the proposed development and Dig Gate Lane, and therefore reduce any impact of the development upon users of the highway.

- 6.4.4 Following the development of the facility the embankments are to be seeded with a low maintenance grass and wildflower seed mix. The proposed native planting mixes are consistent with similar areas of planting on the Kingsway Business Park and as such shall complement the wider landscape strategy employed.

6.5 Preliminary Risk Assessment

- 6.5.1 A Preliminary Risk Assessment has been undertaken to assess the implications of any potential *environmental* risks, liabilities and development constraints associated with the proposed development.
- 6.5.2 The proposed development will utilise hardstanding plinths, stone capping and a dedicated drainage system and be used for low sensitivity industrial use. Risk to end users is therefore dismissed as there are no viable pollutant linkages.
- 6.5.3 No significant contamination risks have been identified through the assessment.
- 6.5.4 Risk to controlled waters is dismissed due to the absence of a viable significant source.
- 6.5.5 In the unlikely event that, unforeseen contamination is encountered during construction works removal of the material will lead to environmental betterment.
- 6.5.6 As the risk from potential contamination is not considered significant, intrusive investigation is not considered necessary.

6.6 Air Quality

- 6.6.1 An Air Quality Assessment has been prepared by Enzygo, within which the impacts associated with the proposed development were assessed against Environmental Agency and air quality professional body guidance criteria. The assessment considered an operational scenario of 4,000 hours per year.
- 6.6.2 NO₂ and NO_x associated with the combustion of natural gas by the generators have the potential to cause impacts at sensitive locations within the vicinity of the site. As such, the Air Quality Assessment assessed the significance of these impacts in line with the requirements of the NPPF.
- 6.6.3 The assessment demonstrated the relevant environmental quality standards (EQS) were not exceeded at any location within the assessment extents at human receptors. The EQS for nitrogen deposition on ecological designations was exceeded as a baseline condition, however the process contribution from the plant emissions could be screened out as insignificant.
- 6.6.4 Predicted impacts on existing pollutant concentrations were considered to be not significant at all sensitive receptor locations for all pollutants and assessment periods.
- 6.6.5 Based on the predictions and the use of robust assumptions, it is considered that the overall air quality impacts of the proposals would be not significant. In terms of air quality, the proposal is therefore considered acceptable for planning purposes.
- 6.6.6 Overall, it is considered that the air quality effects associated with the proposed natural-gas power-generation facility at Dig Gate Lane, with the generators operating for up to 4,000 hours, will be 'not significant.'

6.7 Flood Risk

- 6.7.1 The proposed gas-powered reserve energy facility use is classified as essential infrastructure in the NPPF's Annex 3: Flood risk vulnerability classification. Essential infrastructure uses are considered acceptable in terms of flood risk in Flood Zone 1. Subject to the implementation of the mitigation measures detailed in the Flood Risk Assessment, the Sequential Test would be passed, and the Exception Test would not be required
- 6.7.2 The site lies within Flood Risk 1 with low risk of flooding. The proposed development is considered acceptable in terms of flood risk and would not increase flood risk elsewhere and is compliant with the requirements of national policy and guidance. This is demonstrated within the accompanying Flood Risk Assessment.

6.8 Arboricultural

- 6.8.1 A tree survey was carried out by Enzygo Ltd. in August 2022, recording two tree groups and two hedgerows along the northern boundary and Dig Gate Lane. They are semi-mature features of predominantly moderate landscape value. None of these features are protected by Tree Preservation Order, they are not located within a Conservation Area.
- 6.8.2 The Arboricultural Impact Assessment submitted with this planning application states whilst the facility does not affect any trees within the site, the access road will require the removal of 8m of a low value hedgerow, which is expected to have a negligible impact on the character of the site and the local landscape and advises that adequate protection measures are provided for the retained trees.
- 6.8.3 The Arboricultural Method Statement informs that a protective barrier should be installed to protect all retained boundary vegetation to preserve the role it plays in screening the site from views from Dig Gate Lane during the construction phase.

6.9 Traffic

- 6.9.1 Vehicle movements associated with the operation of the facility will be restricted to an occasional maintenance vehicle (approximately one vehicle every week). As such there will be no impact on the local transport network. The site layout has been prepared to ensure vehicles can adequately access the site and equipment within it.
- 6.9.2 It is envisaged that the construction period will last 6-7 months, during which there will be a maximum of 20 staff working on site any one time. Working hours at the site would be 07:30-18:00, Monday-Friday, and 07:30-12:00 on a Saturday and Bank Holidays. Once the site is built out and operational, the gas-powered reserve energy facility will not generate daily vehicle movements. Indeed, the upkeep and maintenance of the facility will be minimal, requiring up to one maintenance vehicle to access the site per month.
- 6.9.3 The uplift in trip generation on the local highway network is considered to be minimal and would not have a severe residual cumulative impact on the local highway network. As such, there are no substantive highway grounds as to why the development should not be granted planning consent.

- 6.9.4 A Construction Traffic Management Plan accompanies the submission and demonstrates how the site shall be secured and safely accessed by construction traffic with controls, management and scheduling employed to ensure no detriment to the safety of the surrounding highway infrastructure and users occurs.
- 6.9.5 A construction compound and HGV turning area will be provided and will remain for the duration of the construction period. It will be of a sufficient size to store materials for the construction of the gas-powered reserve energy facility, and for vehicles to park and turn around.
- 6.9.6 The movement of all construction related vehicles will be monitored by the appointed contractor to ensure that it is carried out in accordance with the details contained within the CTMP.

6.10 Heritage

- 6.10.1 A Historic Environment Assessment has been prepared to consider likely effects on known and potential heritage assets and affects that could arise as a result of development and the setting.
- 6.10.2 There are no known heritage assets within the proposed development site. It has a low potential for archaeology from all periods. The site has been significantly modified by the construction of the adjacent M62 motorway and the realignment of Dig Gate Lane during the construction of the Kingsway Business Park.
- 6.10.3 The proposed development site is within the setting of Grade II listed Broad Shaw Farmhouse and barn. However the degree of modification is such that the proposed development site makes a neutral contribution to the heritage values of the listed building. The historic and aesthetic values of the building, as currently experienced, would be preserved by the proposals. The area of pasture to the south of the listed building would be reduced, but the proposed development would be viewed in the context of the M62 motorway and the large industrial buildings of Kingsway Business Park, as well as the modified Dig Gate Lane. This would not be an urbanising or industrialising effect, as the area is already predominantly urban and industrial in character. The level of effect in relation to Grade II listed Broad Shaw Farmhouse is none.
- 6.10.4 The assessment concludes the installation of a 4.4MW, single engine, gas-powered reserve energy facility would not impact the historic environment. The proposed development would not impact any known heritage assets and the site has a low archaeological potential. The proposed development is not within the setting of any heritage assets. Consequently, it is concluded that the proposed development would have a neutral impact on the historic environment.

6.11 Design

- 6.11.1 The proposed development is set out in the application plans and drawings and explained in the accompanying Design and Access Statement. The proposed development is also summarised in Section 3 of this Statement.
- 6.11.2 The design principles seek to make the most effective use of land and at the same time, develop a safe and operational site. The site layout and design of the proposal respects the site context and ensures the scheme can be constructed without any significant harm on neighbouring uses.

6.12 Amenity

- 6.12.1 The application site has warehouses and distribution centres located to the east and north, with undeveloped agricultural land to the south. Broad Shaw Farmhouse is also located to the east.
- 6.12.2 In terms of visual amenity, the proposed gas-powered reserve energy facility, located on an employment site, relates well to the wider Kingsway Business Park. In terms of neighbouring amenity, the proposed development is supported by technical assessments that demonstrate there will be no significant harm. It is therefore considered that the proposed development will protect neighbouring amenity with appropriate mitigation measures in place.
- 6.12.3 This reflects the historic planning permission, which was for a larger capacity gas reserve peaking facility.

Summary of Assessment

- 6.12.4 The proposal represents sustainable development as it would enable energy to be generated on-site during periods when demand for energy is higher than grid supply. This will enable the energy network to ensure a more consistent supply of energy throughout the day, particularly during times of high demand.
- 6.12.5 A good and consistent energy supply is vital for economic growth. This is particularly relevant in supporting the transition from a dependency on fossil fuels to renewable energies. Renewable energy is often intermittent (e.g., solar, wind). Developments such as that proposed will support the transition to renewable energy sources, by providing additional energy when other energy providers cannot meet the demand. By supporting the transition to renewable energy, standby energy generation facilities will indirectly support the positive environmental, social, and economic impacts associated with renewable energy.
- 6.12.6 In terms of economic benefits, the proposed development would provide and support employment during construction and installation, and during operation and maintenance of the equipment. A good and consistent supply of energy is vital for wider economic growth.
- 6.12.7 In terms of social benefits, the proposed development is well designed and relates well to other uses within the industrial estate and aids the national requirement to become zero carbon by 2050.
- 6.12.8 In terms of environmental impacts, the proposed development is functional and well related to the other uses within the employment area, including the warehouses and distribution centres.
- 6.12.9 Based on the above, the proposed development is consistent with relevant local policy requirements and complies with the NPPF.

7.0 Conclusion and Summary

- 7.1.1 This planning application is submitted on behalf of our client Rochdale Power Limited for the development of a 4.4MW standby gas-powered energy scheme at Land off Dig Gate Lane, Rochdale, OL16 4NR.
- 7.1.2 The proposed development is a single engine design, being at a reduced output capacity than the previously consented gas-powered energy scheme at the same site, which would have utilised three engines. Accordingly, the proposed comprises less development.
- 7.1.3 This Planning Statement confirms that the proposed development is consistent and compliant with existing planning policy at a national and local level and supports the transition to a decarbonised UK energy sector through the creation of additional balancing capacity.
- 7.1.4 The development will respond to calls from the National Grid to generate energy during peak demand periods. As this Planning Statement has demonstrated, it is considered the facility will not cause any unacceptable impacts in respect to drainage and flood risk, land contamination, heritage, noise, landscape and visual, ecology, traffic, air pollution, or local residential amenity, and is located at an established employment location with a viable point of connection and export capacity in close proximity.
- 7.1.5 All relevant planning policy and other material considerations have been considered and it is concluded that the proposed development in the identified location is entirely appropriate and suitable, and as such, the planning application should be approved without delay.



Enzygo specialise in a wide range of technical services:

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