

APPLICATION NUMBER: 23/00104/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00104/FUL	Aimee Bovaird	6 March 2023

Address: Land on The West Side Of Hanson Street Middleton Manchester M24 2YP

Proposal: Siting of containerised battery storage unit including installation of energy storage system (200kW (400kWhr) and electrical cabinet with 2.4m high paladin perimeter fencing

PUBLICITY Y	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENT	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	Grant subject to conditions
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CHECKED AND SIGNED OFF BY: LA DATE: 18/04/23

SITE

The site is located Land on the West Side of Hanson Street Middleton, this is not in a conservation area or a listed building.

PROPOSAL

The application proposes the siting of containerised battery storage unit including installation of energy storage system (200kW (400kWhr) and electrical cabinet with paladin perimeter fencing.

The paladin perimeter fencing will be 2.44m high, each panel will be 3.035m long and the depth will be 0.06m.

The battery equipment will be 2.1m high, 2.557m long and have a depth of 1.198m.

The electrical cabinets will be 2m high, 2m long and have a depth of 1m.

There will be a public access off Hanson Street.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

CONSULTATION RESPONSES

Highways And Engineering

13/02/23

Our main concerns regarding this application are the proposed doors to the cabinet and the pedestrian access gate.

The submitted plans appear to show both the gate and doors opening out onto the adopted footway of Hanson Street which is not permitted under s153 of the Highways Act 1980. The doors and gates would obstruct the footway and create a safety issue for pedestrians on the footway and therefore we cannot support this element of the application.

We would not expect that the proposed development would have a detrimental impact on highway capacity.

The proposed equipment would not create any issues in regards to servicing.

At this stage Highways cannot support this application because of the issue over the gate and doors.

14/03/23

The amendments to the original proposals as shown on the submitted plan are acceptable and we raise no objection to this application.

Lead Local Flood Authority/Drainage

No comments.

Environmental Control (Landfill Gas)

No comments received to date

Environment Agency

No comments.

Cadent Gas Limited (National Grid)

No comments received to date.

United Utilities

If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Contacts' Section below.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

To promote sustainable development United Utilities offers a reduction in infrastructure charges for applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>

Business customers can find additional information on our sustainable drainage incentive scheme at <https://www.unitedutilities.com/Business-services/retailers/incentive-schemes/> To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' Section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the '**Live Chat**' function, please visit: <http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering -

DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067

REPRESENTATIONS

Letters of notification were sent to all surrounding properties, no objections have been received.

ANALYSIS

Character and Appearance

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit, and can also improve health, safety and the environment and reduce long-term costs. Furthermore, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments are sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping.

This is in an industrial area and the site is hard surfaced. The proposal seeks to add a containerised battery storage unit including installation of energy storage system (200kW (400kWhr) and electrical cabinet with 2.4m high paladin perimeter fencing. The proposal would not overhaul the appearance of the site and the character of the area would remain the same.

The proposal is small in scale and would not appear incongruous within the surrounding street scene.

In light of the above, the proposals are considered to be of an appropriate standard of design and therefore accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy.

Amenity

Paragraph 185 sets out that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development, including limiting the impact of light pollution from artificial light on local amenity. Policy G9 of the Core Strategy establishes that the Council will reduce all forms of pollution, and require that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

Highways have raised no objections to the proposal as a result of the submission of amended plans.

This proposal is unlikely to have an impact on pollution, living conditions and the natural environment. Further to the above, the proposal is not considered to result in

any undue overshadowing, overbearing impact or loss of privacy to surrounding occupiers.

United Utilities have advised they will not allow building over or in close proximity to a water main, however they have not identified in this instance there is a water main. If there was, a separate permission would be required.

RECOMMENDATION

GRANT subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:-
and the development shall be carried out in accordance with these drawings hereby approved.

Location Plan – received 10/02/23

Existing Site Plan – received 10/02/23

Battery box layout block template- received 14/03/23

Battery box paladin fence elevation- received 31/01/23

Battery equipment plans and elevations - 31/01/23

Electrical Cabinet Plans and elevations - received 31/01/23

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Report Author Aimee Bovaird