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Our Ref: Ashton s.73. Layout 2023
Your Ref: 121909/FO/2018 (AS MODIFIED BY
135650/NMC/2022).

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Date: 25th April 2023

Carl Glennon
Planning Officer, Growth and Neighbourhoods Directorate,
Development Management North, Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
PO Box 532,
Manchester, M60 2LA.

Dear Carl

**PLANNING APPLICATION: MINOR MATERIAL AMENDMENT TO LAYOUT OF GAS FIRED
ENERGY RESERVE FACILITY APPROVED UNDER PLANNING PERMISSION 121909/FO/2018
(AS MODIFIED BY 135650/NMC/2022).**

REQUEST UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**[135650/NMC/2022: NON MATERIAL AMENDMENT TO CONDITION 7 (CMP) ATTACHED
PLANNING PERMISSION REFERENCED 121909/FO/2018 TO ALLOW A CHANGE IN
TIMEFRAME FOR THE SUBMISSION OF THE CONSTRUCTION MANAGEMENT PLAN]**

**[121909/FO/2018: ERECTION OF TWO SINGLE STOREY BUILDINGS TO FORM AN ENERGY
RESERVE FACILITY WITH ROOF FLUES, ASSOCIATED OUTBUILDINGS, PLANT AND
STORAGE ENCLOSURES, HARD STANDING AREAS AND 2.4 METRE HIGH PERIMETER
FENCING]**

Please find attached an application under Section 73 of the Town and Country Planning Act, 1990 (as amended) in respect of a minor material amendment to the layout of the gas fired energy reserve facility approved under of planning permission reference 121909/FO/2018 on 14th January 2020.

In line with national and local validation requirements, the following documents have been provided:

- This supporting letter;
- Application form and certificates;
- Site Location Plan (Drawing 9722-0001-02);
- Replacement Drawings:
 - Site Layout (Drawing 2022-178-02A)
 - Elevations of Containerised Engines (Drawing EDS-PR0372-0005 R01)
 - Elevations of Welfare Unit (Drawing 001 STOR128ELEV WELF)
 - Elevations of Customer Switchroom (Drawing 001 STOR114ELEV CSW)
 - Elevations of DNO Substation (Drawing 001 STOR114ELEV DNO)
 - Elevations of Gas Kiosk (Drawing Gas Kiosk for Peaking Plants dated 09/01/23)
 - Elevations of Power Tx (Drawing 001 STOR114ELEV PTx)
 - Elevations of Aux Tx (Drawing 001 STOR128ELEV ATX)
 - Drainage Layout (Drawing 2022-278 14 A)
- Currently approved Drawings (FOR INFORMATION/REFERENCE ONLY)

- 005f STOR128LAY - Site layout
- 001f STOR128ELEV - Internal Elevations
- 001g STOR128ELEV - External Elevations
- ASH MAT SPEC REV 0 - Materials specification
- Air Quality Assessment (Enzygo Air Quality Assessment Report MAN.3048.006.AQ.R.001, dated September 2022);
- Noise Assessment (Inacoustic Noise Assessment 22-306 dated 16th January 2023)
- Materials Specification, dated March 2023 (Reference ASH MAT SPEC REV 1)
- Application fee of £234 (this will be paid directly by the applicant)

Site Description

The Application Site comprises a vacant area of brownfield land located to the rear of the former Tower Mill premises on Ashton Old Road. The premises have now been converted to house retail units fronting onto Ashton Old Road and a commercial garage to the rear. A waste recycling yard is located to the immediate north of the Application Site and an area marked out for car parking lies to the east.

The nearest residential areas are terraced housing on Louisa Street and streets off it, approximately 75m to the east of the Application Site. On the opposite side of Ashton Old road lies Varna Community Primary School and beyond it further housing.

The Application Site is well screened from the housing at Louisa Street by the intervening commercial garage and well screened from the Varna Community Primary School by the intervening retail units that front onto Ashton Old Road.

Access to the Application Site is off Ashton Old Road via the existing access point to the commercial garage and waste recycling yard.

Relevant Planning History

- 135650/NMC/2022: Non material amendment to condition 7 (CMP) attached planning permission referenced 121909/FO/2018 to allow a change in timeframe for the submission of the Construction Management Plan. Land To The Rear Of 1119 Ashton Old Road, Manchester, M11 1A. Approved 20th December 2022.
- CDN/22/0752: Discharge of condition 4 (site investigation) attached to planning permission referenced 121909/FO/2018. Land To The Rear Of 1119 Ashton Old Road, Manchester, M11 1A. Approved 16th December 2022.
- 121909/FO/2018: Erection of two single storey buildings to form an energy reserve facility with roof flues, associated outbuildings, plant and storage enclosures, hard standing areas and 2.4 metre high perimeter fencing. Land To The Rear Of 1119 Ashton Old Road, Manchester, M11 1A. Granted 14th January 2020 subject to 17 planning conditions.
 - The design approved under this permission incorporated 4 x 4.495MW engines within pre-fabricated concrete enclosures with 13m high stacks.
- CDN/18/037: Discharge of conditions 4 and 5 (contaminated land) of planning permission 113808/FO/2016. Condition 4a and Condition 5 parts (i), (ii) and (iii) Approved 29th June 2018.

- CND/17/0437: Discharge of Condition 4 attached to planning permission 113808/FO/2016. Refused 1st September 2017 (calibration certificates for gas monitoring equipment required).
- 113808/FO/2016: Erection of single storey building to form small scale gas fired Energy Reserve Facility involving flues to roof, associated outbuildings, plant, landscaping and boundary treatment, Land to the rear of 1119 Ashton Old Road, Manchester, M11 1AA. Granted 3rd February 2017 subject to 17 planning conditions.
 - The design approved under this permission incorporated 8 x 2MW engines housed within a 10m high building with 13m high stacks.

Layout Changes Required/Revised Plans

The currently approved layout for the Energy Reserve Facility at Ashton is shown on Drawing 005f STOR128LAY. This comprises:

- 4 x 4.495MW engines contained within pre-fabricated concrete enclosures with 13m high stacks and having a total capacity of 17.98MW.

As you are aware, the planning permission was implemented between 11th and 13th January 2023 when a material start was made on site.

Following the completion of a detailed tendering process for the building of the facility, the resulting layout will now comprise:

- 6 x 2.3MW Edina TCG3020V20 containerised engines with 6 stacks and having a total capacity of 13.8MW.

The revised proposals are shown on the following plans attached to this submission:

- Site Layout (Drawing 2022-178-02A)
- Elevations of Containerised Engines (Drawing EDS-PR0372-0005 R01)
- Elevations of Welfare Unit (Drawing 001 STOR128ELEV WELF)
- Elevations of Customer Switchroom (Drawing 001 STOR114ELEV CSW)
- Elevations of DNO Substation (Drawing 001 STOR114ELEV DNO)
- Elevations of Gas Kiosk (Drawing Gas Kiosk for Peaking Plants dated 09/01/23)
- Elevations of Power Tx (Drawing 001 STOR114ELEV PTx)
- Elevations of Aux Tx (Drawing 001 STOR128ELEV ATX)
- Drainage Layout (Drawing 2022-278 14 A)

The proposed changes are considered to be 'minor material' meaning that the most appropriate mechanism to regularise them is via a formal application to vary the relevant conditions of the extant consent under Section 73 of the Town and Country Planning Act, 1990 (as amended).

Conditions relating to currently approved layout plans

A review of planning permission 121909/FO/2018 has concluded that the following conditions will need to be varied to address the proposed layout changes:

- Condition 2 – Approved Drawings and Documents

Other conditions affected by the proposed layout and equipment revisions

Other existing planning conditions that will be affected by the proposed changes include:

- Condition 3 – Materials Specification
- Condition 6 – Drainage Strategy
- Condition 9 – Noise Mitigation
- Condition 12 – Air Quality

Requested Revision to Conditions

Condition 2 (Approved Drawings and Documents):

Current wording:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on: 14 December 2018, 18 December 2018, 22 January 2019, 29 January 2019, 5 February 2019, 20 February 2019, 5 March 2019 and 21 August 2019:

Planning application forms:

Design and Access Statement (Document Reference: ASHTON DESIGN & ACCESS STATEMENT REV 0);

Site Location Plan (9722-0001-02);

Existing Site Plan (9722-0005-02);

Proposed Site Layout Drawing (005f STOR128LAY);

Proposed Internal Elevations Drawing (001f STOR128ELEV);

Proposed External Elevations Drawing (001g STOR128ELEV);

Proposed Site Access Gate and Security Fence Detail Drawing (9722-0006-01);

Overlay of Approved and Proposed Layout (Drawing 007fSTOR128LAY);

Overlay of approved and Proposed Elevations (Drawing 001vSTOR128ELEV);

Materials Specification (Document Reference: ASH MAT SPEC REV 0);

Waste Management Statement (Document Reference: ASH WASTE MANAGEMENT STATEMENT REV 0);

Noise Assessment (RPS Noise Assessment dated 29 January 2019 JAT10543- STOR128-REPT-01-R1);

Addendum Noise Assessment (RPS Noise Assessment dated 12 November 2018 JAT10543-STOR128-REPT-02-R0);



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Air Quality Assessment (RPS Air Quality Assessment dated 25 October 2018 Rev 1);

RPS Response to EHO comments on AQ Assessment (document reference 10568r Response to EHO comments Ashton 20190215.docx);

Construction Management Plan (dated October 2018, Reference STOR128Ltd ASH CMP V0);

Lighting Design Strategy Plan for Biodiversity (Figure E1); and

Proposed External Lighting Layout (Drawing SH-RPS-XX-XX-DR-E-6301 Rev P04);

Preliminary Ecology Assessment (RPS report dated September 2018, reference 160920 STOR Electricity Peaking Plant - Ashton);

Landscape and Visual Statement (RPS Report dated September 2016, reference OXF9725 ASHTON VF);

Preliminary Risk Assessment (RPS Report dated September 2016, reference 160902 JER6922 Phase 1 DTS and PRA Ashton PT Review);

Arboricultural Impact Assessment (RPS report dated September 2016, reference JMK9316 Ashton Old Road, Openshaw, Manchester Arboricultural Impact Assessment);

T&P Regen Ground Investigation Report dated 1st September 2017 (Document Reference 2017 Sep_ASH1867_GI Report_Issue2);

Stor Power email dated 1 May 2019 detailing discussions with the Environment Agency requirements for addressing dense non-aqueous phase liquid contamination that may be identified following commencement of works;

Environment Agency email of 21 August 2019 confirming required measures for the mitigation of dense non-aqueous phase liquid contamination;

Stor Power email of 10 October 2019 confirming linear third octave sound pressure level at 250 metres from the site.

The following revised wording is requested in order to reflect the current proposals:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Planning application forms:

Design and Access Statement (Document Reference: ASHTON DESIGN & ACCESS STATEMENT REV 0) as amended by covering letter dated 25th April 2023);

Site Location Plan (9722-0001-02);

Existing Site Plan (9722-0005-02);

Site Layout (Drawing 2022-178-02A)

Elevations of Containerised Engines (Drawing EDS-PR0372-0005 R01)

Elevations of Welfare Unit (Drawing 001 STOR128ELEV WELF)



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Elevations of Customer Switchroom (Drawing 001 STOR114ELEV CSW)

Elevations of DNO Substation (Drawing 001 STOR114ELEV DNO)

Elevations of Gas Kiosk (Drawing Gas Kiosk for Peaking Plants dated 09/01/23)

Elevations of Power Tx (Drawing 001 STOR114ELEV PTx)

Elevations of Aux Tx (Drawing 001 STOR128ELEV ATX)

Drainage Layout (Drawing 2022-278 14 A)

Materials Specification (Document Reference: ASH MAT SPEC REV 1);

Waste Management Statement (Document Reference: ASH WASTE MANAGEMENT STATEMENT REV 0);

Noise Assessment (Inacoustic Noise Assessment 22-306 dated 16th January 2023);

Air Quality Assessment (Enzygo Air Quality Assessment Report MAN.3048.006.AQ.R.001, dated September 2022)

Construction Management Plan (dated October 2018, Reference STOR128Ltd ASH CMP V0);

Lighting Design Strategy Plan for Biodiversity (Figure E1); and

Proposed External Lighting Layout (Drawing SH-RPS-XX-XX-DR-E-6301 Rev P04);

Preliminary Ecology Assessment (RPS report dated September 2018, reference 160920 STOR Electricity Peaking Plant - Ashton);

Landscape and Visual Statement (RPS Report dated September 2016, reference OXF9725 ASHTON VF);

Preliminary Risk Assessment (RPS Report dated September 2016, reference 160902 JER6922 Phase 1 DTS and PRA Ashton PT Review);

Arboricultural Impact Assessment (RPS report dated September 2016, reference JMK9316 Ashton Old Road, Openshaw, Manchester Arboricultural Impact Assessment);

T&P Regen Ground Investigation Report dated 1st September 2017 (Document Reference 2017 Sep_ASH1867_GI Report_Issue2);

Stor Power email dated 1 May 2019 detailing discussions with the Environment Agency requirements for addressing dense non-aqueous phase liquid contamination that may be identified following commencement of works;

Environment Agency email of 21 August 2019 confirming required measures for the mitigation of dense non-aqueous phase liquid contamination;

Condition 3 (Materials Specification)

The current wording of the condition is replicated below followed by the requested revised wording.

3) The authorised development shall be fully implemented in accordance with the following materials as specified in the document referenced: ASH MAT SPEC REV 0 dated November 2018 by STOR Power Ltd, which shall remain in place thereafter:

Concrete Pre-Fabricated Engine Enclosures Concrete Colour Grey Matt;

Stacks Metal Galvanised Steel Smooth;

Radiators Metal Galvanised Steel Smooth;

HV/LV Switch Room/s Metal Dark Admiralty Colour Grey 18-B-25 Matt;

Controls Container Metal Dark Admiralty Colour Grey 18-B-25 Matt;

Welfare Unit Metal Dark Admiralty Colour Grey 18-B-25 Matt;

LV Distribution Metal Dark Colour Admiralty Grey British Standard BS381 632 Matt;

Transformers Metal Colour Dark Admiralty Grey British Standard BS381 632 Matt;

Gas Kiosk/Gas Skid GRP Composite 14.C.39 BS4800 Colour Green Satin (Gelcoat);

DNO Substation Metal Dark Admiralty colour Grey 18-B-25 Matt.

Requested amended wording:

*3) The authorised development shall be fully implemented in accordance with the following materials as specified in the document referenced: **ASH MAT SPEC REV 1 dated March 2023** by STOR Power Ltd, which shall remain in place thereafter:*

*Engine Enclosures **BS381 632 Dark Admiralty Grey, Matt***

Stacks Metal Galvanised Steel Smooth;

Radiators Metal Galvanised Steel Smooth;

*HV/LV Switch Room/s Metal **14C39 Empire Green, Matt;***

*Welfare Unit Metal **Dark Admiralty Grey 18-B-25, Matt;***

*LV Distribution Metal **RAL 7033, Cement Grey Matt;***

*Transformers Metal **RAL 7033, Cement Grey Matt;***

Gas Kiosk/Gas Skid GRP Composite 14.C.39 BS4800 Colour Green Satin (Gelcoat);

*DNO Substation **Multi Red Sand Faced Brick.***

Condition 6 (Drainage Strategy)

The current wording of the condition is replicated below followed by the requested revised wording.

"6) The authorised development shall be constructed and completed in accordance with the approved Detailed Drainage Strategy Ref: RCEF66639-001, RPS, January 2019. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details."

It is therefore requested that the wording of condition 3 be amended as follows:

"6) The authorised development shall be constructed and completed in accordance with the approved Detailed Drainage Strategy Ref: RCEF66639-001, RPS, January 2019 as amended by drawing 2022-278 14 A. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details."

Condition 9 (Noise Mitigation)

The current wording of the condition is replicated below followed by the requested revised wording.

Condition 9, as currently worded, states:

"9) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with the mitigation measures specified within the RPS Noise Assessment dated 29th January 2019 JAT10543-STOR128-REPT-01-R1 and Stor Power email of 10 October 2019 confirming linear third octave sound pressure level at 250 metres from the site. The agreed measures shall be carried out and completed prior to the development being first brought into use and shall be retained thereafter."

An updated noise assessment has been prepared to accompany this application taking into account the layout and equipment now proposed. The requested revised wording of the condition, to reflect the latest noise assessment is as follows:

"9) Before first occupation of the development the gas engine containers, together with any externally mounted ancillary equipment, shall be acoustically insulated to meet the Sound Pressure Levels specified in Table 4 of the Inacoustic Noise Assessment dated 16th January 2023, reference 22-306. The agreed measures shall be carried out and completed prior to the development being first brought into use and shall be retained thereafter."

Condition 12 (Air Quality)

The current wording of the condition is replicated below followed by the requested revised wording.

Condition 12, as currently worded, states:

"12) The site shall be constructed and operated in accordance with the submitted Air Quality Assessment by RPS Ref: JAR10568 25th October 2018 Rev 1 JAP9089 16 September 2016 as amended by RPS Ashton Revised Application Air Quality Assessment ADDITIONAL INFORMATION - 10568r Response to EHO comments Ashton 20190215. The implemented arrangements shall remained in situ whilst the site is in operation."

An updated Air Quality Assessment has been prepared to accompany this application taking into account the layout and equipment now proposed. The requested revised wording of the condition, to reflect the latest assessment is as follows:

“12) The site shall be constructed and operated in accordance with the submitted Air Quality Assessment by Enzygo dated September 2022 (Report MAN.3048.006.AQ.R.001). The implemented arrangements shall remain in situ whilst the site is in operation.”

Assessment of Impacts

The original application was supported by Air Quality and Noise Assessments with modelling based on the engine and ancillary structure parameters anticipated at the time.

Air Quality

In order to ensure that the Air Quality Assessment remains valid for the revised proposals, it has been reviewed and the model has been re-run to reflect the specific engines now proposed.

A copy of the new assessment report is attached (reference Enzygo Air Quality Assessment Report MAN.3048.006.AQ.R.001, dated September 2022).

The assessment concludes that the overall air quality impacts of the proposals would not be significant. In terms of air quality, the revised proposal is therefore considered acceptable for planning purposes.

Noise

In order to ensure that the noise assessment remains valid for the revised proposals, it has been reviewed and the model has been re-run to reflect the changes in noise sources and locations proposed.

A copy of the assessment report is attached (reference Inacoustic Noise Assessment 22-306 dated 16th January 2023).

The assessment identifies that the Proposed Development will give rise to rating noise levels that are below the measured background sound level in the area, at the assessed residential receptors, thus giving rise to a Low Impact.

It is therefore asserted that, taking account of the operational profile of such sites, that the assessment demonstrates that the Proposed Development can be brought forward without operating restrictions.

Consequently, the assessment demonstrates that the Proposed Development will give rise to noise impacts that would be within the range of No Observed Adverse Effect Level NOAEL of the NPPG England guidance, not exceeding the Lowest Observed Adverse Effect Level LOAEL.

Visual Impacts

- 113808/FO/2016: Erection of single storey building to form small scale gas fired Energy Reserve Facility involving flues to roof, associated outbuildings, plant, landscaping and boundary treatment, Land to the rear of 1119 Ashton Old Road, Manchester, M11 1AA. Granted 3rd February 2017 subject to 17 planning conditions.
 - The design approved under this permission incorporated 8 x 2MW engines housed within a 10m high building with 13m high stacks.



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A landscape and Visual appraisal was previously undertaken to support the original planning application at this site. That application (reference 113808/FO/2016) comprised of 8 x 2MW gas engines housed within a 10m high building with 13m high stacks.

The original assessment found that there would be limited effects experienced as a result of the construction of the facility by the high sensitivity receptors comprising the surrounding residential development, public open space to the north and PRoW in the wider vicinity of the site. It therefore anticipated that none of these visual effects would be significant.

The effects on the surrounding highway network were assessed as being limited and localised and whilst views of the upper elements of the Proposed Development (stacks) may be available from the A635 and the immediate surrounding residential highway network, such views would be very localised and often filtered by the foliage of trees surrounding the site. It therefore anticipated that none of these visual effects would be significant.

Finally, it is considered that there would be limited visibility of the Proposed Development from the public open spaces within the immediate vicinity of the site due to intervening tree belts and that it would be unlikely to be visible from public open space in the wider surrounding landscape as a result of extensive and dense built form. Consequently it is anticipated that the visual effects would not be significant.

These findings are considered to remain relevant to the revised proposals given that the revised proposals continue to respect the landscape context and setting and will not introduce any taller elements of development than those previously assessed and approved.

Traffic

There will be no increase in traffic impacts associated with the revised proposals.

As can be seen from the preceding text, the revised proposals will create no greater impact than that which would be created by the development that has already been approved.

Summary and Conclusion

The currently approved layout for the Energy Reserve Facility at Ashton is shown on Drawing 005f STOR128LAY and includes 4 x 4.495MW engines within pre-fabricated concrete enclosures with 13m high stacks.

STOR 128 Ltd has identified an alternative preferred engine supplier for the project and is proposing to replace the 4 x large engines with 6 x smaller, containerised engines. The stack height of 13m will remain unchanged.

Both the Air Quality and Noise Assessments have been re-modelled to take into account the engines now proposed. This updated modelling has confirmed that the revised proposals remain acceptable in noise and air quality terms.

In landscape and visual terms, the revised proposals present no greater impact than the currently or originally approved scheme.

Finally, the revisions will not result in any increases in traffic.

It is considered that the proposed changes do not materially alter the development proposals for which planning permission has been granted and that the proposed changes can most appropriately be regularised through this minor material amendment application involving minor material amendments to Conditions 2, 3, 9 and 12 of Planning Permission 121909/FO/2018 such that the conditions refer to the revised plans and details attached to this submission and appropriately reflect the revised proposals.

It is therefore respectfully submitted that proposed variation is acceptable in planning terms and that there is no reasonable basis for the withholding the required variations in this case.

I trust that you have sufficient information to enable a positive determination of this application but please not hesitate to contact me if you require any further information or clarification.

Yours sincerely

For STOR Power Ltd



Jenka Kaslik
Chief Technical Officer

Attachments:

- *Application form and certificates;*
- *Site Location Plan (Drawing 9722-0001-02);*
- *Replacement Drawings:*
 - *Site Layout (Drawing 2022-178-02A)*
 - *Elevations of Containerised Engines (Drawing EDS-PR0372-0005 R01)*
 - *Elevations of Welfare Unit (Drawing 001 STOR128ELEV WELF)*
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 - *ASH MAT SPEC REV 0 - Materials specification*
- *Air Quality Assessment (Enzygo Air Quality Assessment Report MAN.3048.006.AQ.R.001, dated September 2022);*
- *Noise Assessment (Inacoustic Noise Assessment 22-306 dated 16th January 2023)*
- *Materials Specification, dated March 2023 (Reference ASH MAT SPEC REV 1)*