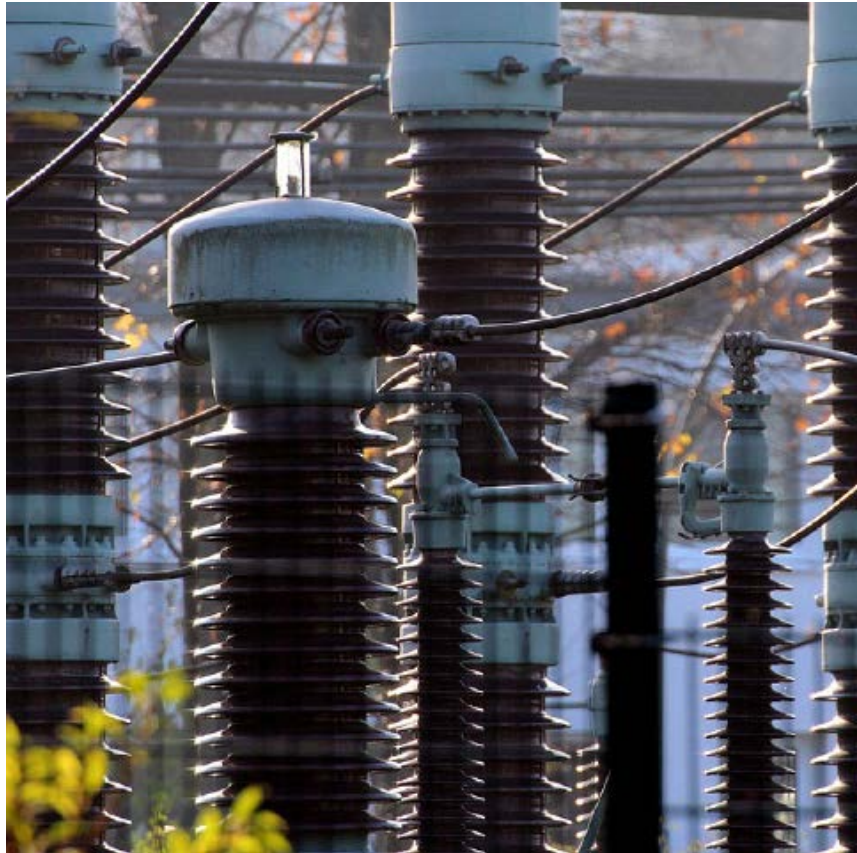




Eastlands Primary Substation, Manchester

Planning, Design and Access Statement

OCTOBER 2022
IN9560.001

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Eastlands Primary Substation Planning, Design and Access Statement

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Report Ref: IN9560.001
October 2022

Version 1.0

1.0 Introduction

1.0 Introduction

1.1 Introduction

This Planning, Design and Access Statement has been prepared in support of a full planning application for a switch house and transformer bay ('the Proposed Development') on land at Eastlands Primary Substation, Rowsley Street, Manchester, M11 3FF ('the Application Site').

The application is submitted in full with all matters included for determination.

The application is submitted on behalf of Electricity North West Ltd (ENWL) ('the Applicant') with the following description of development being applied for:

"Erection of a switch house and transformer bay at Eastlands Primary Substation"

The Planning, Design and Access Statement provide a background to the Proposed development, covering the Application Site and its surroundings, the policy context and the technical assessments which have considered the potential effects of the Proposed Development upon the Application Site and its surroundings.

The Planning, Design and Access Statement has been prepared to assist Manchester City Council ('the Local Planning Authority') in its determination of the application should be read in conjunction with the suite of supporting material:

- Ecological Assessment (9560.004)
- Arboricultural Impact Assessment (9560.002)
- GeoEnvironmental Investigation (A3738/20)
- Site Location Plan (G9560.008)
- Existing External Elevations (100138-00352-001)
- Proposed Site Plan (100138-00351-001)
- Proposed External Elevations (100138-00353-001)
- Proposed Building Elevations (100138-00354-001)
- Drainage Layout (100138-00356-001)
- Drainage Layout Details (100138-00357-001)

Document Structure

- Section 2 provides a description of the Application Site and its surroundings
- Section 3 introduces the Proposed Development and provides a case for development
- Section 4 analyses relevant planning policy
- Section 5 outlines the technical matters considered
- Section 6 evaluates the design principles of the Proposed Development
- Section 7 concludes the Planning, Design and Access Statement

2.0 Application Site and Surroundings

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2.0 Application Site and Surroundings

The Application Site comprises 0.03ha of land at Eastlands Primary Substation. The site lies to the south of the existing switch house and comprises areas of hardstanding for storage, grassland and the boundary fence of the existing substation.

The Application Site is bound by the existing Eastlands Substation to the north, Rowsley Street to the west, the existing access road and grassland to the south and a railway line to the east. A temporary building lies adjacent to the south eastern boundary. Beyond Rowsley Street to the south east is the Manchester Regional Arena and Etihad Stadium.

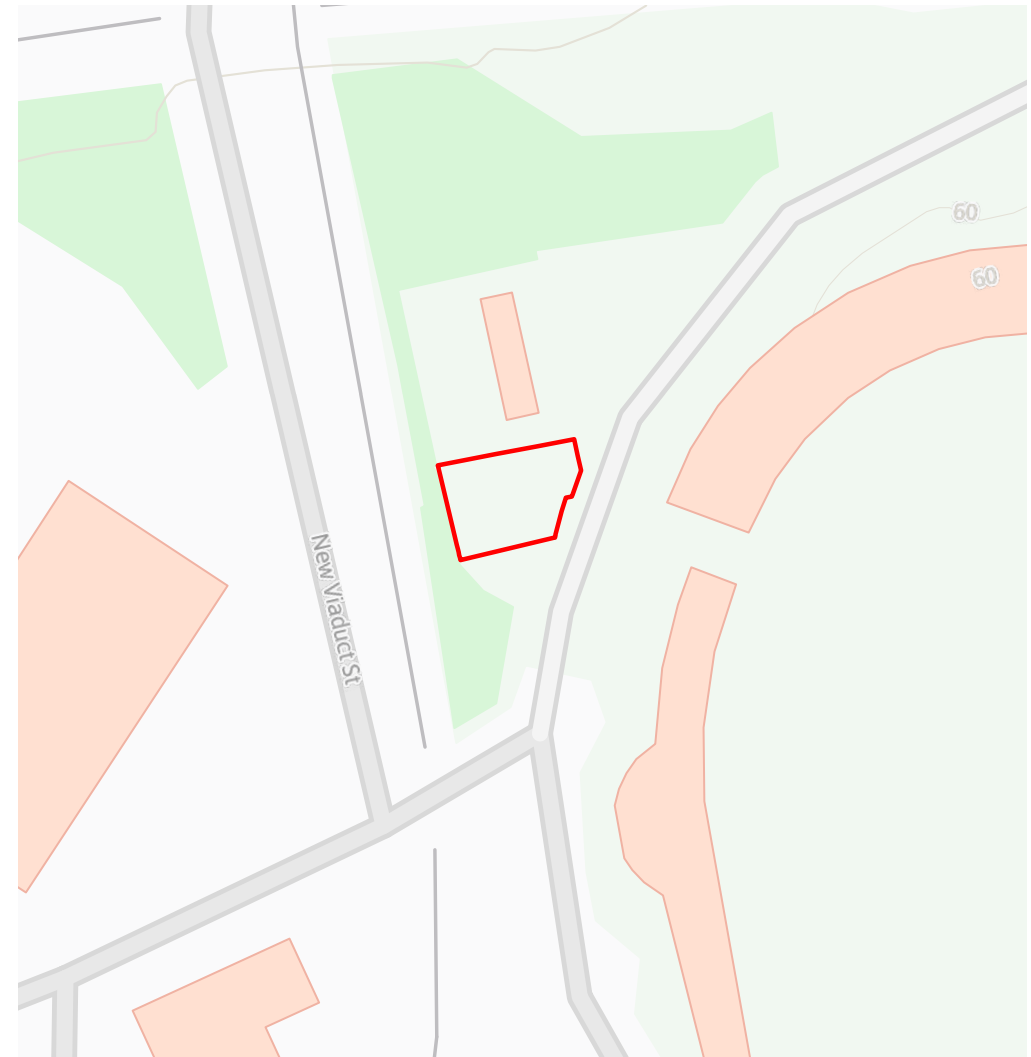
Eastlands Substation currently comprises a switch house in the east and transformers in the west. The substation is bound by palisade fencing with an entrance gate in the south western corner.

Access to the Site is currently via an access road from Rowsley Street to the south east.

The Application Site lies within Flood Zone 1.

There are no public right of way footpaths within or adjacent to the Site.

The Application Site is not subject to any statutory ecological, heritage or landscape designations.



Site Location Plan

3.0 The Proposed Development

3.0 The Proposed Development

3.1 The Proposed Development

The application seeks permission for a switch house building and T13 transformer at the existing Eastlands Primary Substation.

The switch house and transformer would be located to the south of the existing switch house and transformers which would be retained as part of the Proposed Development.

The switch house is approximately 9.44m in length and 5.17m in width, with a height of 4.66m. The T13 transformer is situated within a small compound that is 7.738m in length and 6.671m wide.

The proposed finish of the switch house would be traditional red brickwork with blue courses above all openings and below the Damp Proof Course, as well as smooth grey concrete interlocking roof tiles. The proposed finish of external doors would be brown, meeting ENWL standard specification.

There will be no permanent employees based at the Eastlands Substation. The substation will be visited occasionally by authorised operational ENWL engineers, to undertake essential inspections and maintenance.

Access to the Site would utilise the existing access point off Rowsley Street to the south east.

The Site would be enclosed by galvanised 2.4m high green palisade fencing to protect the public from high voltage equipment. An electrified fence will be installed above this taking the overall height to 3.4m.

3.2 Case for Development

The Greater Manchester Infrastructure Framework 2040 recognises the need for Greater Manchester to work with Electricity North West Ltd to provide a resilient electricity network. The Infrastructure Framework states *“GM needs to work with Electricity North West Ltd and ofgem to understand the proposed future operation of GM’s electricity distribution network, and how future regulatory regimes, such as the transition of ENWL to a Distribution Service Operator, will assist in promoting the objectives of the GM Infrastructure Strategy.*

This work to include how the electricity industry and regulatory framework promotes local renewable generation and storage, and the management of additional demands from growth, EV and heat.

GM and districts needs to consider the spatial requirements of the electricity distribution network, including the provision of substations in the planning of growth areas”.

The Infrastructure Framework recognises that a growth in population and employment is likely to drive an increase in electricity consumption.

The UK Government has set objectives for the decarbonisation of electricity supply, recommending that by 2030 at least 50% of electrical generation should be by renewable sources. By 2040 it is likely that more individual households, businesses, landlords and institutions will generate their own renewable energy. The local electricity distribution system will therefore need to accommodate this more complex pattern of electricity supply and demand.

The trends highlight there is likely to be an increase in peak demand on GM’s electricity distribution network, driven largely by growth and the increasing electrification of heat and transport. Mitigation of this growth will come from increasing efficiency of electricity demand and increases in local generation.

The Application Site lies within the boundary of the Eastlands Strategic Employment Location. This area is in excess of 80 hectares and will accommodate 40-45 hectares of new development. This location is suitable for a major sports and leisure visitor destination with complementary commercial, retail and hotels. The Local Plan states *“The scale of the regeneration of this area will be continued with the creation of a visitor destination of national significance alongside the commercial potential created by the planned growth of Manchester City Football Club”.*

The Proposed Development will contribute towards a secure, reliable and resilient energy network to support the growth of Manchester and shift to a low carbon economy.

4.0 Planning Policy Context

4.0 Planning Policy Context

4.1 Introduction

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The National Planning Policy Framework and Planning Practice Guidance are material considerations in the determination of this planning application.

4.2 Adopted Development Plan

The Development Plan for Manchester City Council comprises:

- Core Strategy (Adopted July 2012);
- Revised Unitary Development Plan (UDP) (Adopted 1995)

The Core Strategy is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. It describes Manchester today and outlines the Council's vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.

The Core Strategy replaced much of the UDP but some UDP policies are extant.

Table 1 identifies the key policies from the Local Plan that the development will be assessed against.

Table 1 Relevant Planning Policies

Policy	Description
Core Strategy	
CC 9	Design and Heritage
EC 7	Eastlands Strategic Employment Location
EN 5	Strategic Areas for low and zero carbon decentralised energy infrastructure
EN 7	Energy Infrastructure opportunities

Policy	Description
EN 15	Biodiversity and Geological Conservation
EN 18	Contaminated Land and Ground Stability
Unitary Development Plan	
Policy 26	Development and Noise
EM11	Sportcity

4.3 Emerging Local Plan

Manchester City Council is beginning a review of the Core Strategy and the saved policies from the Unitary Development Plan. Consultation was carried out on the Local Plan Issues document in 2020. A draft Local Plan is yet to be published. It is anticipated that the Local Plan will be adopted in Winter 2024.

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been prepared by the Greater Manchester Combined Authority (GMCA) on behalf of the nine districts. The Places for Everyone plan was submitted to the Secretary of State for Levelling Up, Housing and Communities for examination in February 2022.

Without any mitigation, new development is estimated to result in around a 3% increase in energy demand. *One of the objectives of Places for Everyone is to "Improve the capacity and network coverage of digital, energy, telecoms, transport and water in key growth locations".*

4.0 Planning Policy Context

4.4 National Planning Policy

National Planning Policy Framework

The National Planning Policy Framework ('the Framework') sets out the Governments definition of sustainable development and identifies how planning policies for England are expected to be applied. The Framework is a significant material consideration.

The Framework is purposefully positive, opportunity focused and pro-growth in seeking to facilitate development which will contribute to meeting the wider Government objectives.

Paragraph 7 of the Framework explains that *"the purpose of the planning system is to contribute to the achievement of sustainable development"* which can be summarised as *"meeting the needs of the present without compromising the ability of future generations to meet their own needs"*.

Paragraph 8 of the Framework states that *"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 that opportunities can be taken to secure net gains across each of the different objectives):"*

- a) *economic objective – 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;*
- b) *social objective – to support strong, vibrant and healthy communities, by ensuring that a 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*
- c) *environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy".*

Planning Practice Guidance

Planning Practice Guidance (PPG) was launched on 6th March 2014. It replaces previous government guidance, bringing it together in one central location. The PPG supports the NPPF and provides guidance of all aspects of the Planning System, including the use of conditions and planning obligations as well as on specific areas including: transport, open space, flood risk, renewable energy and design.

PPG includes a section on the requirement for good design, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

4.0 Planning Policy Context

4.5 Compliance with Planning Policy

Policy CC 9 (Design and Heritage) states that the design of new buildings will need to be of the highest standard in terms of appearance and function. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The proposed switch house will integrate into the surroundings. The new switch house will be traditional red facing brickwork with contrasting blue brick below DPC and above doors. The switching station will be 5.465m at 60.396m AOD. The existing substation building adjacent to the proposed switching station lies 60.715m AOD and also comprises red brick. Further design details are explored in Chapter 6.

The Application Site does not lie in close proximity to any designated heritage assets. The nearest heritage asset is the 'Ashton Canal Lock Number 6 Immediately East of Forge Lane' approximately 0.45km to the east beyond the Manchester Regional Arena. Therefore, there will be no harm to designated heritage assets.

In accordance with **Policy EC 7** (Eastlands Strategic Employment Location), developments which support the overall vision for this major regeneration initiative on sites within the general environs of Eastlands will be appropriate, provided they do not prejudice other policies within the plan. **Policy EM11** (Sportcity) sets out that Sportcity including the District Centre is a major focus for regeneration activity on previously developed land and details the development which will be permitted.

Policy EN 5 (Strategic Areas for low and zero carbon decentralised energy infrastructure) states that *"Within Manchester it is considered that the following strategic areas will have a major role to play in achieving an increase in the level of decentralised low and zero carbon energy supplies available ... The Regional Centre, which also includes the Oxford Road Corridor and Eastlands"*.

As stated in the Greater Manchester Infrastructure Framework (2014), the mitigation of the growth in electricity demand will come from increasing efficiency of electricity provision. Ensuring the efficient operation of an existing infrastructure asset will contribute to continued efficiency, and provide secure and reliable electricity supply, necessary for the transition to a low carbon economy.

The Proposed Development will facilitate and protect future economic development associated with Sportcity and the Eastlands Strategic Employment Location by ensuring a reliable and efficient network. The proposals would also support energy infrastructure related employment and activities.

Under **Policy EN 7** (Energy Infrastructure opportunities), there will be a general presumption in favour of low and zero carbon decentralised energy schemes, subject to the following considerations:

- That any energy centre, including generating plant, standby/boiler plant and substations, shall be located and designed to a high quality so as to integrate with and contribute to the townscape.
- The cumulative impact of energy schemes will be taken into account when considering applications, to include modelled impacts on air quality and landscape character, with reference to Policy EN16.
- Flood risk, through the Manchester-Salford-Trafford Strategic Flood Risk Assessment.

Though not low or zero carbon, the proposals contribute to the delivery and enhancement of a secure and reliable electricity supply, necessary for the transition to a low carbon economy. The Proposed Development comprises a switch house and T13 transformer. The Application Site is located adjacent to the existing Eastlands Substation and has been designed to integrate into the surroundings through the choice of materials and scale of the switch house which is in keeping with the existing switch house to the north. There will be no cumulative impacts with other energy schemes and given the small nature of the proposals, no adverse impacts on air quality. The Application Site is surrounded by built form and there will be no impact on landscape character. The Application Site lies within Flood Zone 1 where development should seek to be located. A Drainage Plan has been submitted in support of the application which shows that surface water will be discharged to an existing soakaway whilst foul water will be discharged to a cess pit/holding tank.

4.0 Planning Policy Context

In accordance with **Policy EN 15** (Biodiversity and Geological Conservation), the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to sites with international or national designations for their biodiversity value and other sites of biodiversity value and protected and priority species.

An Ecological Assessment was carried out by TEP in August 2022. No ecological impacts arising from the proposals are likely to be significant at more than the site level. No significant ecological effects are expected to impact upon statutory or non-statutory wildlife sites, notable habitats or protected or notable species.

Policy EN 18 (Contaminated Land and Ground Stability) states the Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment.

A GeoEnvironmental Investigation has been submitted in support of this application which does not identify any sources of contamination on the Application Site.

Policy 26 (Development and Noise) identifies that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider the effect of new development proposals which are likely to be generators of noise.

The Application Site is 300m from the nearest noise sensitive receptors beyond a busy road. Therefore, there will be no noise impacts from the Proposed Development.

5.0 Technical Assessment

5.0 Technical Assessment

5.1 Ecology

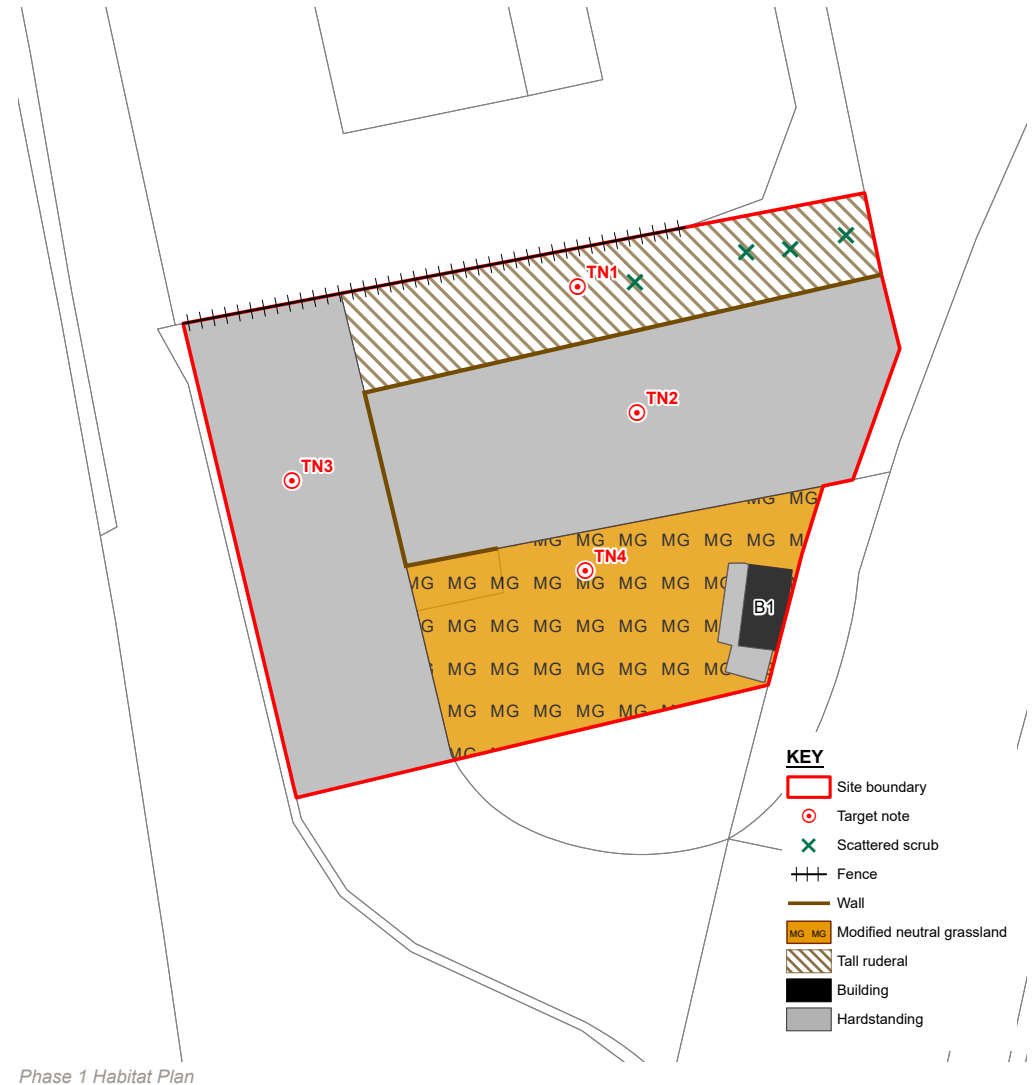
An Ecological Assessment was carried out by TEP in August 2022.

There nearest statutory designation to the Site is the Clayton Vale Local Nature, 1.1km to the northeast. The Rochdale Canal SAC, Rochdale Canal SSSI and Hollinwood Branch Canal SSSI are located over 3km from the Site, beyond the Ashton Canal and the A6010. Due to the small development scale of the the Proposed Development, and due to the large distance between the Site and these designations, no impacts on any designated sites are anticipated as a result of the proposals.

No impacts on any priority habitats are anticipated from the proposals owing to an absence of priority habitat types within or adjacent to the Site.

No impacts are anticipated on badgers, reptiles, invertebrates, bats and hedgehogs as a result of the Proposed Development.

There is a risk of damage or destroying a nest if vegetation clearance is carried out in the nesting period (generally considered to be between March to August inclusive). The tall ruderal and scattered scrub habitats on site provide suitable nesting habitat and therefore measures will need to be implemented to avoid the potential disturbance or destruction of nests during clearance.



Phase 1 Habitat Plan

5.0 Technical Assessment

5.2 Arboriculture

An Arboricultural Impact Assessment was carried out by TEP in August 2022.

1 individual tree and 2 tree groups were recorded within influencing distance of the Application Site. All trees recorded are located on adjacent land outside of the Site. All trees fall under the Quality Category C.

An area of buddleia was recorded within the Site during the survey and is located between the existing substation compound and the retaining wall to its immediate south. An area of dense brambles and undergrowth located along the boundary fence on the adjacent railway embankment was also recorded.

Manchester City Council confirmed that no trees on or adjacent to the Site are protected by Tree Preservation Order or within a Conservation Area.

Natural England's Ancient Woodland Inventory (Provisional) for England contains no records for the Site.

There are no veteran trees which could be affected by development of the Site.

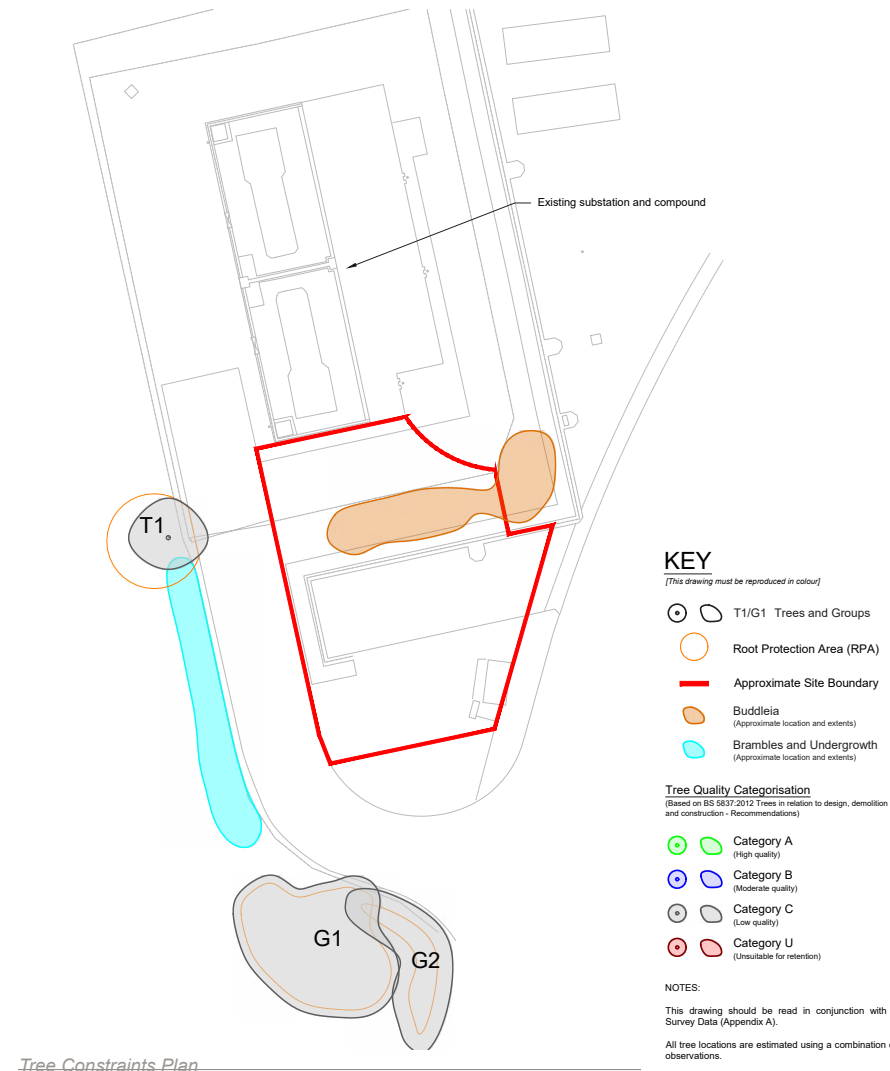
The Site is located within the Manchester City of Trees Community Forest.

There are no mapped Habitats of Principal Importance (Hedgerow, Deciduous Woodland, Wood Pasture and Parkland, and Traditional Orchard) on the Site.

No trees would be removed to accommodate the Proposed Development.

Tree T1 would need to be crown reduced by c. 1m where it overhangs site to allow for the installation of proposed electric boundary fencing. This is a middle aged, vigorous willow tree and this amount of pruning would not cause any long term harm.

The group of buddleia to the south-east of the existing compound would need to be removed to accommodate the Proposed Development. This is below the threshold of what is included under BS5837:2012 and its removal is not material from an arboricultural perspective.



5.0 Technical Assessment

5.3 Ground Investigations

A GeoEnvironmental Investigation has been carried out by Earth Environmental & Geotechnical.

Based on the results of the chemical testing, a contaminant concentration was found in exceedance of the screening criteria relevant to a Commercial End Use in BH2 at a depth of 0.70m. The chemical exceedance is for Benzo(b)fluoranthene which can be attributed to the presence of clinker in the soil matrix and not to contamination.

There is a moderate to low potential risk from soil contamination to construction workers and ground workers during development, and appropriate measures such as PPE, site health plans, appropriate disposal of material arisings will be required to mitigate this risk.

Asbestos fibres and fragments were not identified in any of the samples collected.

Based on results of the gas monitoring, the risk of ground gas is considered to be negligible to very low and protection against the ingress of ground gas will not be required at the Site.

6.0 Design Principles

6.0 Design Principles

6.1 Use

The application seeks permission for the construction of a switch house building and T13 transformer to the south of the existing Eastlands substation. The Proposed Development forms part of works by Electricity North West to strengthen the resilience of the network to respond to future capacity requirements.

There will be no permanent employees based at the Eastlands Substation. The substation will be visited occasionally by authorised operational ENWL engineers, to undertake essential inspections and maintenance.

6.2 Amount

The Application Site comprises an area of 0.03 hectares of land. The Proposed Development comprises a switch house building and one T13 transformer. 15 anti-ram bollards will be installed outside of the perimeter fence

6.3 Layout

The proposed substation layout has been designed to ensure safe and efficient operation. The switch house lies in the north of the site on an east-west axis with the T13 transformer to the south.

The main double access security door is situated on the eastern elevation of the switch house with a single access security door on the southern elevation.

Perimeter fencing is proposed along the eastern, southern and western boundary to connect to the existing fencing around the existing substation. The retaining wall along the southern boundary of the existing substation will be removed with a new retaining wall to the southern boundary of the Application Site. 15 new anti-ram bollards will be installed to the south and south east of the perimeter fence. A new access gate is proposed along the southern site boundary in the south western corner.

The temporary building in the south east of the Site will be demolished.

Surface water will be discharged to an existing soakaway whilst foul water will be discharged to a cess pit/holding tank.

6.4 Scale

The maximum dimensions of the proposed switch house are as follows:

- Length – 9.440m
- Breadth – 5.165m
- Height (floor to eaves) – 3.250m
- Height (floor to ridge) – 5.465m

The T13 transformer is situated within a small compound that is 7.738m in length and 6.671m wide.

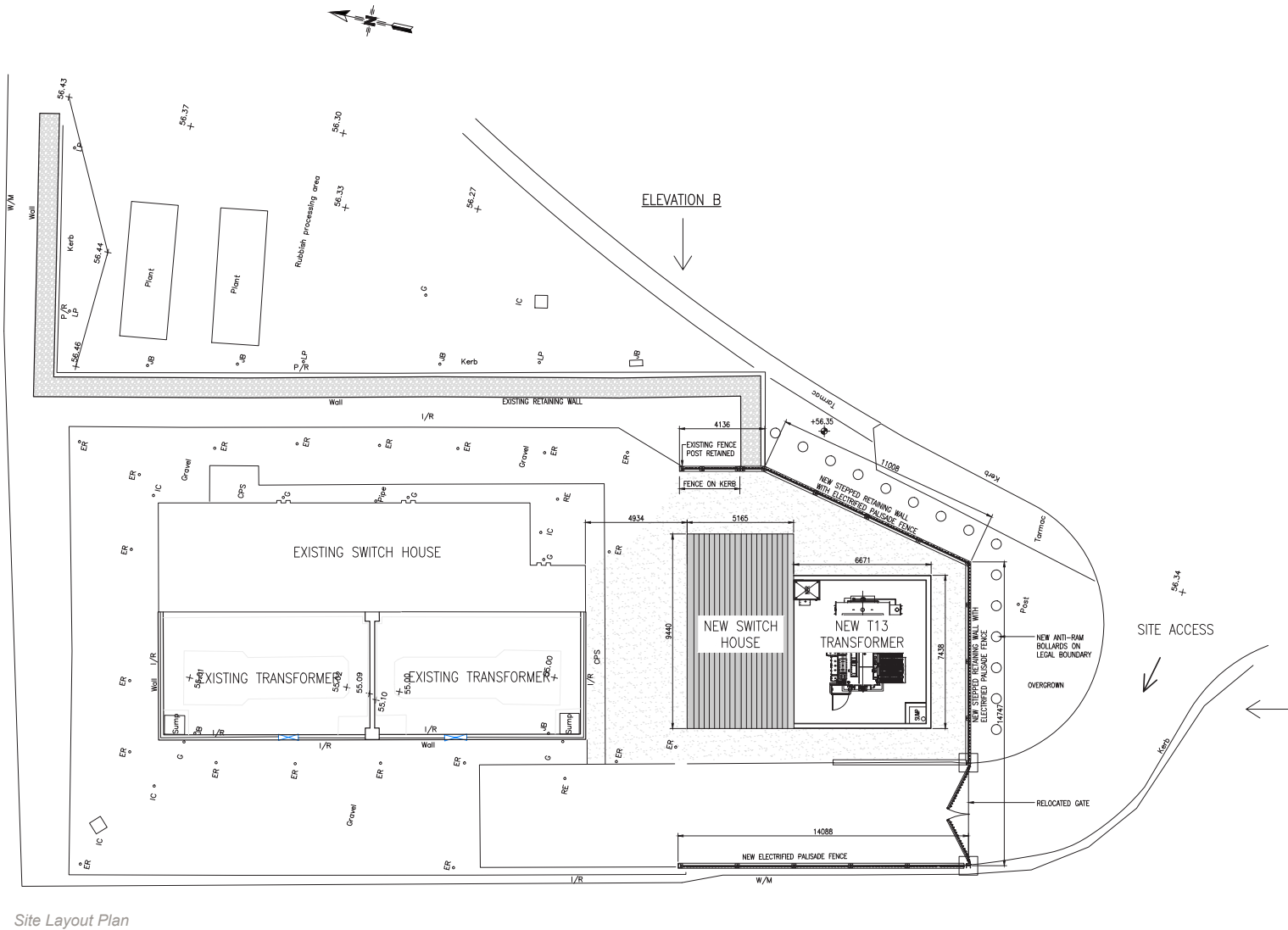
The ground level within the Application Site will be lowered between 1 and 2m to match the existing ground level of the existing substation.

A 2.4m high palisade fence and gate will be installed around the perimeter of the site. An electrified fence will be installed above this taking the overall height to 3.4m.

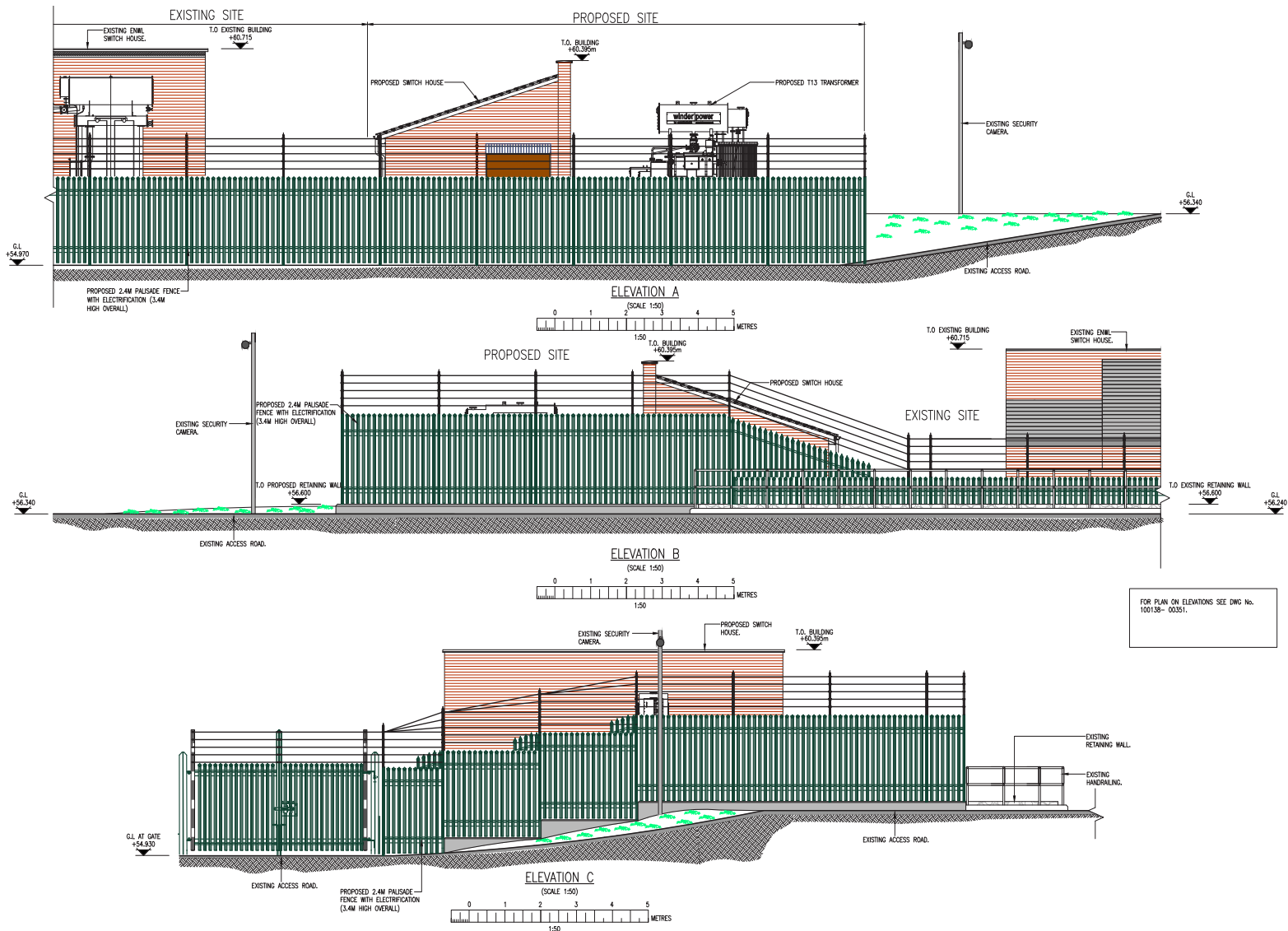
6.5 Access

Access will be taken from the current access road which extends from Rowsley Street to the south east to the south western boundary of the Site. There are no changes proposed to the access road. The existing entrance gate will be relocated further to the south along the southern boundary of the Site to ensure that the proposed switch house building and transformer are enclosed to prevent unauthorised access.

6.0 Design Principles

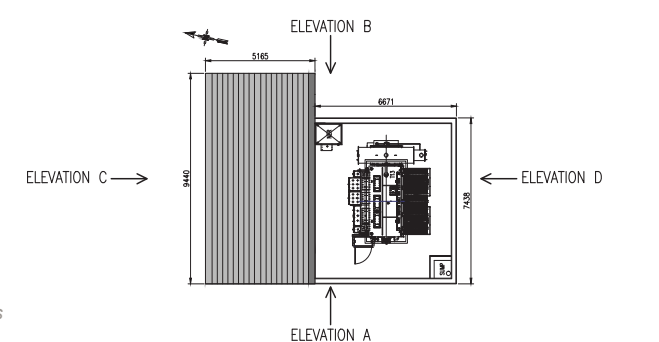
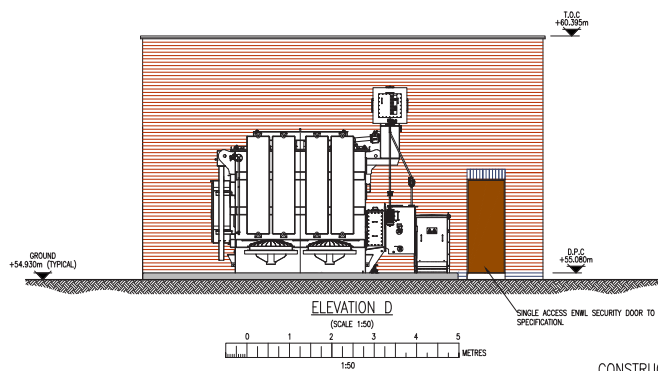
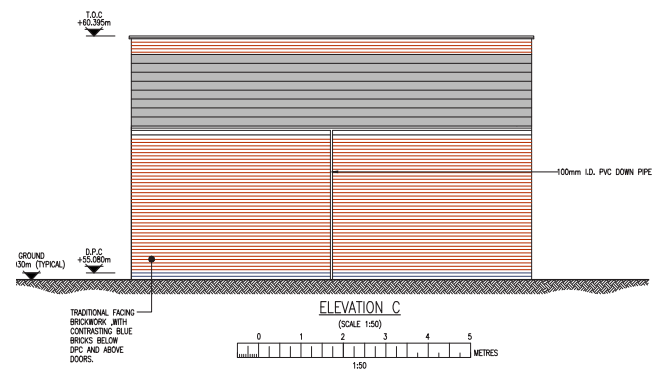
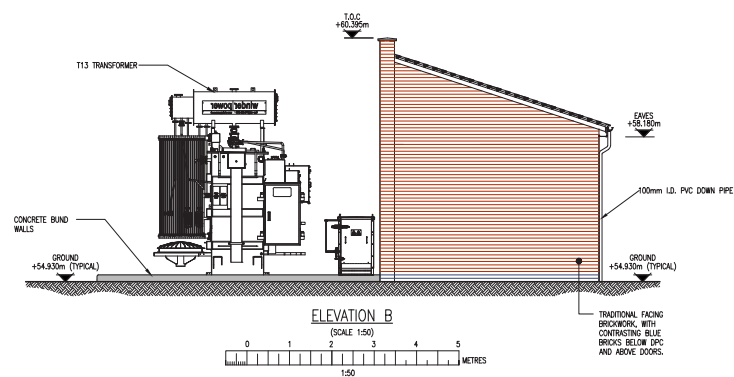
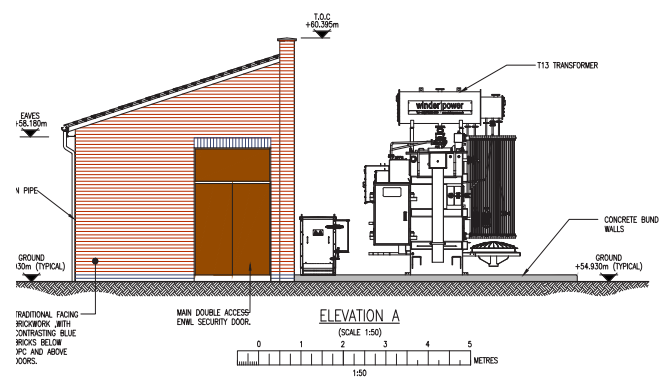


6.0 Design Principles



Proposed Site Elevations

6.0 Design Principles



CONSTRUCTION MATERIALS:

SWITCH HOUSE ROOF:
MARELY MODERN SMOOTH GREY INTERLOCKING ROOF TILES WITH WHITE PVCU FASCIA, SOFFITS AND BARGE BOARDS

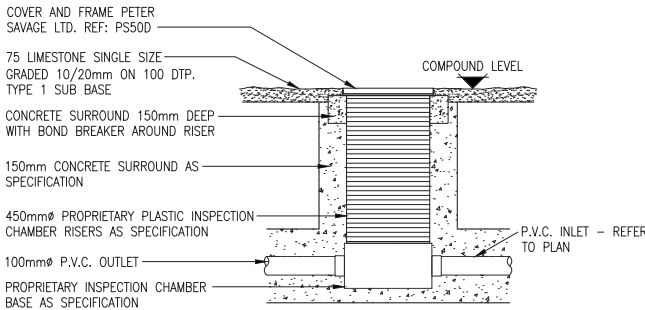
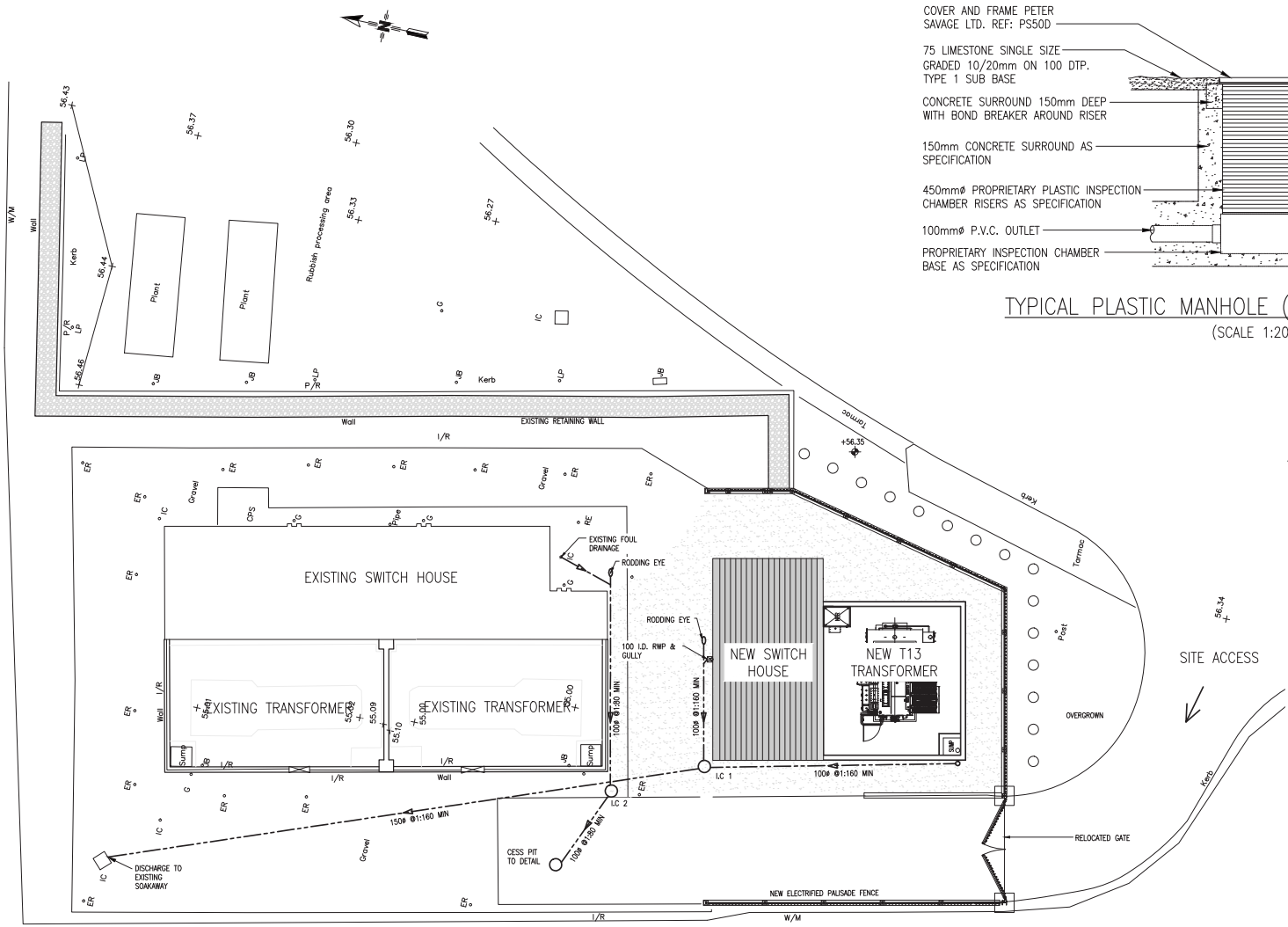
SWITCH HOUSE WALLS:
BESTOCK CHESHIRE RED BLEND WITH BLUE SOLDIER COURSES ABOVE ALL OPENINGS AND BELOW DPC.

DOORS:
STEEL SECURITY DOORS WITH EXTERNAL COLOUR BROWN (RAL 8007, BS 08C39)

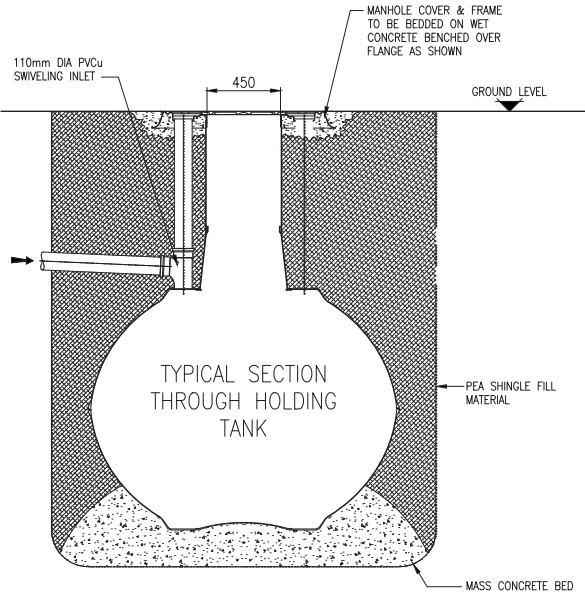
RAINWATER GOODS:
MARELY OR OTHER EQUAL APPROVED 115mm OA DEEPFLOW PVCU GUTTERS AND 100mm LD. DOWNPIPES IN COLOUR BLACK

Proposed Building Elevations

6.0 Design Principles



TYPICAL PLASTIC MANHOLE (MAX DEPTH 1000MM)
(SCALE 1:20)



HOLDING TANK (TO SPECIFICATION)
(SCALE 1:20)

Drainage Layout

6.0 Design Principles

6.6 Appearance

The switch house would be constructed of Ibstock in Chester red blend, with Marley modern smooth grey, interlocking roof tiles and Staffordshire smooth blue soldier courses above all openings and below damp proof course. The choice of materials will enable the substation to align with the existing substation building to the north, appearing in keeping with the surrounding built character.

External substation doors would be brown (RAL 8007, BS 06C39), to ENWL standard specification.

PVCu pipes, fittings and accessories would meet standard BS 4514 and would be black. External fascias, barges and soffits would be white PVCu.



Clay Facing Brickwork in Chester Red



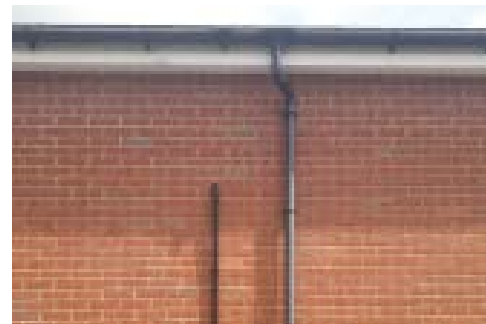
Clay Facing Brickwork for above openings



Concrete Roof Tiling in Smooth Grey



White PVCu Fascias, Barges and Soffits



Black PVCu Pipework

7.0 Summary

7.0 Summary

7.1 Summary

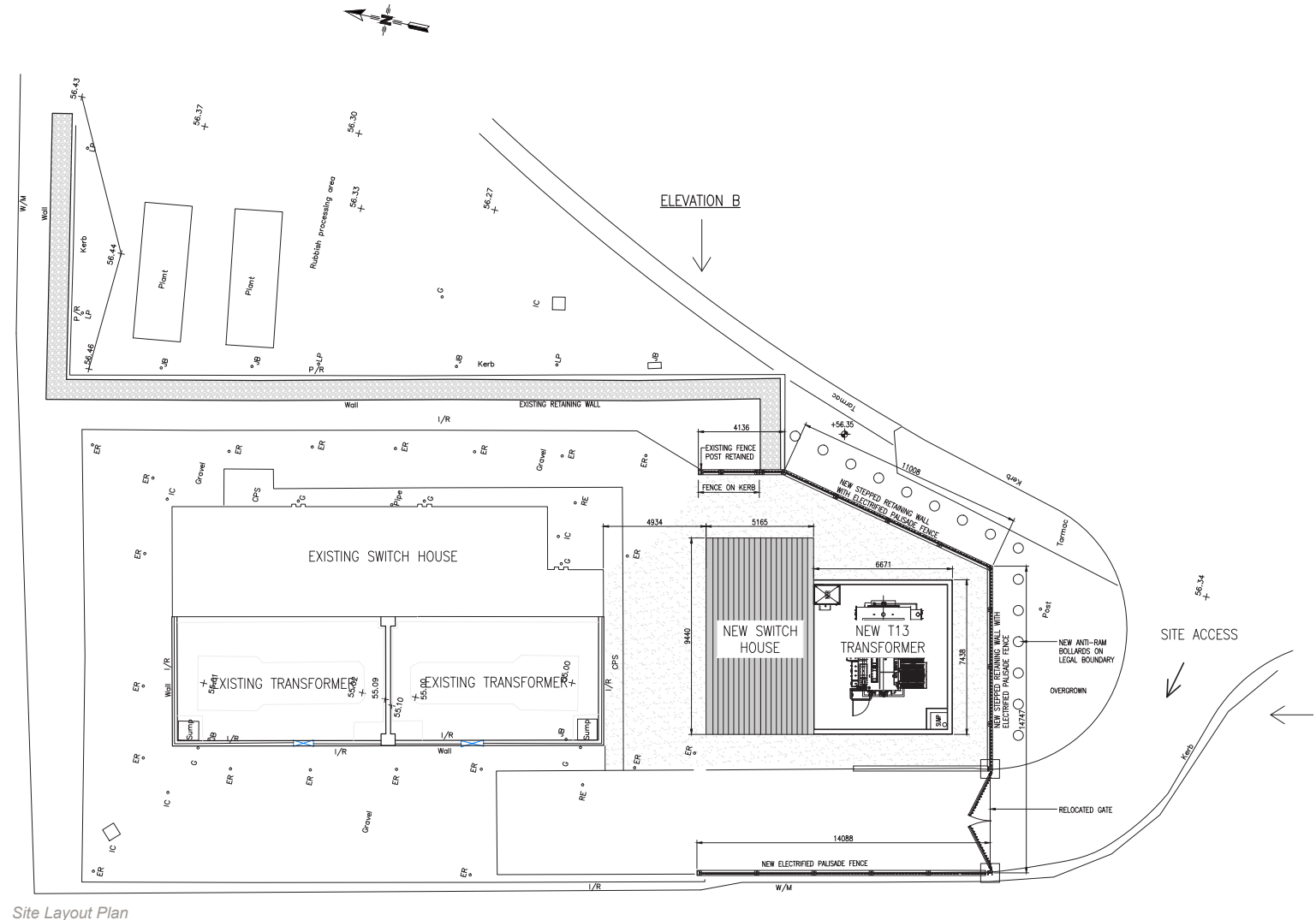
This Planning, Design and Access Statement has been prepared in support of a full planning application for a switch house and transformer bay on land at Eastlands Primary Substation, Rowsley Street, Manchester.

The Proposed Development will contribute towards a secure, reliable and resilient energy network to support the growth of Manchester and shift to a low carbon economy.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that decisions on planning applications must be made in accordance with the Development Plan for Manchester City Council and this has been demonstrated through the policy analysis which supports the proposals.

The technical assessments and reports which support the application identify any potential impacts of the Proposed Development on the Application Site and the surrounding area. These reports identify that the Proposed Development would not give rise to any significant adverse impacts.

In the absence of any adverse impacts that outweigh the benefits of the scheme, and that the proposed development is not in conflict with the development plan, we would urge that the development be approved without delay.



Site Layout Plan

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