
2022/0923

SMS Energy Services Ltd
Land West of Hopewell Street, Stairfoot, Barnsley.

Installation of a below ground drainage tank

Site Location and Description

The site of the development lies immediately adjacent to the site currently under consideration for variation of permission reference 2017/130 adjacent to permitted battery storage facility adjacent to an existing electric substation. It is located within a wider area of scrubland located immediately to the west of Hopewell Street (nearest residential properties), Stairfoot, from which it is accessed via a private track.

The northern boundary of the scrubland is marked by the Trans Pennine Trail which runs towards Barnsley Town Centre to the west and further to the north is the Oaks Business Park, Hoyle Mill. The southern boundary is marked by a railway line some 105-165m away from the application site. Development commenced some time ago and is almost complete. The nearest properties are on Hopewell Street, however, none have windows facing the site.

The tank is a below ground fire suppression system drainage tank is necessary for the operation of the battery storage facility site (2022/0923). As a result of the concerns from residents about the visual impact of the adjacent application, the applicant attempted to secure additional land to extend planting along the elevation closest to the dwellings as part of the underground tank scheme. Regrettably, agreement with the landowner could not be secured.



Temporary welfare facilities

Proposed location of underground tank

Background

2016/0296 was granted on 20 July 2016 subject to conditions, for 'Erection of enclosed battery storage area to assist with the balance of supply and demand of the national grid', on 'Land adjacent to existing Electricity Substation, West of Hopewell Street, Stairfoot, Barnsley. This site lies west of existing substation.

2017/0117 Erection of battery storage facility(east of existing facility). Granted subject to conditions and subject to a S106 agreement to ensure the 2016 permission is not implemented.

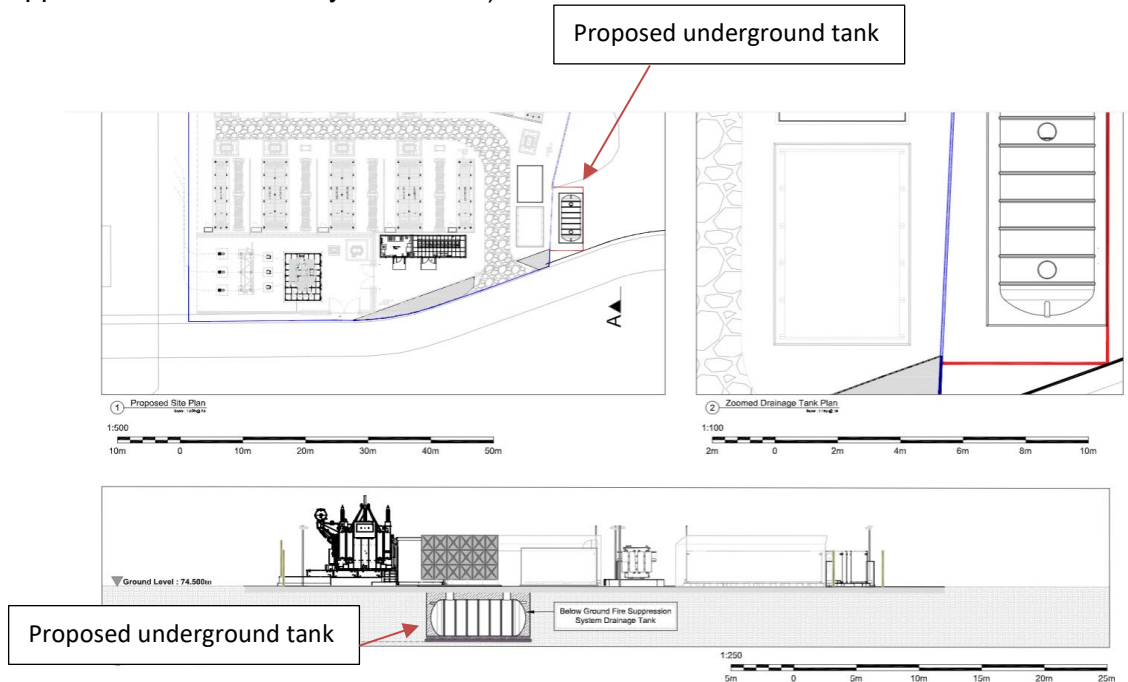
2017/1306 Variation of condition 3 and 7 of 2017/0117 (east of existing facility) to allow the amendment of site layout, landscaping and the appearance of battery containers

2020/0836 Application Under Section 93B of the Town and Country Planning Act 1990 (as amended) Extension to Planning Permission 2017/1306 Erection of Battery Storage Facility to extend implementation date to 1 May 2021.

Non-material; amendment 2020/ENQ/00912 – minor alterations to appearance and positioning of plant within the facility.

Proposed Development

This application should be considered in conjunction with 2022/0801 Variation of condition 2 (approved plans) and condition 9 (colours) of planning permission 2017/1306) Variation of condition 2 and 7 of 2017/0117 to allow the amendment of site layout, landscaping and the appearance of the battery containers).



The tank would be completely underground with no visible infrastructure at the surface. The tank would be 7.6m long and 3m high and 3m wide and would be used to refill the smaller tank which lies within the site of 2022/0801.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Policy Planning Framework (NPPF 2021) does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

D1 – Design

GD1 General Development

BIO1 Biodiversity – development will be expected to conserve and enhance

POLL1 – Pollution Control and Protection.

T4 – New development and transport safety

National Planning Policy Framework (NPPF):

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development.

Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

The NPPF expects that should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Consultations

BMBC Drainage – no objections, to be checked by Building Control
Yorkshire Water – no observations are required on this proposal

Representations

The application has been advertised by site notice and neighbour notification letter. No comments have been received (by 26/10/22)

Assessment

Principle of Development

The principle of the development on the adjacent site has been established with the previous permission 2017/0117 and 2017/1306. The applicant states that this application is necessary for the operation of the adjacent site. As the proposal comprises an underground tank which will have no external infrastructure, and is located adjacent existing power infrastructure, it is considered acceptable in principle subject to assessment against Development Plan policies.

Design/Residential and Visual Amenity

With regard to the design of the facility and visual amenity, none of the residential properties to the east off Hopewell Street or adjacent streets would directly face towards the site which, after installation, would not be visible above ground.

In view of the above, the proposal is considered to be consistent with Local Plan Policy D1 and GD1.

Recommendation

Grant planning permission subject to conditions