



JD/HG3317

john.dickinson@wyg.com
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For the attention of Elaine Ward
Senior Planning Officer
Planning and Building Control
Barnsley Metropolitan Borough Council
PO Box 604
BARNLSLEY
S70 9FE

Dear Madam

**MONCKTON ENERGY LIMITED – PLANNING APPLICATION (YOUR REFERENCE 2016/1169)
FOR A GAS PEAKING SCHEME AT THE MONCKTON COKE AND CHEMICAL WORKS, NEAR
ROYSTON, BARNLSLEY, SOUTH YORKSHIRE**

In relation to the above planning application it is confirmed that our client, Monckton Energy Limited ('MEL'), a Hargreaves plc company, wishes to revise the submitted proposals for the proposed gas peaking scheme on part of the Monckton Coke and Chemical Works ('Monckton Works'), near Royston, Barnsley, South Yorkshire. The revised description of the proposed development is as follows:

'Monckton Coke and Chemical Works gas peaking scheme for the generation of up to 7 megawatts of electricity during periods of peak demand or stress on the grid network over a temporary 20 year operational period.'

In this respect, the scheme now involves an amended site layout with four engines for the generation of up to 7 megawatts (MW) (rather than five engines previously to generate up to 10MW), which are located towards the west side of the site compound, then two transformers, LV and HV rooms and a portable office would be located to the east side of the compound. In this respect, please find attached Site Layout Drawing No. SP-01 Rev. C and the Peaking Plant Plan and Elevation Detail as shown on Drawing No. 02 Rev. A. The other drawings for the Scheme that were submitted to yourselves previously, which included plan and elevation detail for the LV and HV rooms, and portable office, along with the site palisade and acoustic fencing remain unaltered.

Taking into account the revised proposals, with the reduced output of up to 7MW and amended site layout with four engines, please find attached a Noise Assessment Report (Wardell Armstrong, October 2017) and Air Quality Assessment – Addendum Report (Wardell Armstrong, October 2017) which demonstrate the environmental acceptability of the proposals in relation to noise and air quality matters respectively.

In relation to the development plan, it is considered that the proposal is compatible with Core Strategy Policy CSP19 and saved UDP Policy ED7, along with other material considerations which weigh in favour of the proposal including the NPPF which, amongst other things, supports sustainable economic growth (paragraph 19). The proposed development would facilitate the removal of the disused biological effluent treatment plant, which is an existing constraint to the re-use of the site, and bring this land back into beneficial use.

Rowe House, 10 East Parade, Harrogate, HG1 5LT
Tel: +44 (0)1423 857 510 Fax: +44 (0)1423 564982
Email: harrogate@wyg.com Website: www.wyg.com

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Registered Office: Arndale Court, Otley Road, Headingley, Leeds, LS6 2UJ





The proposed development would involve a mixed use of the 0.3 hectare site, which includes the office (use class B1) and a sui generis peaking plant use (that in combination covers 0.2 hectares of land), along with the use of an existing access for Monckton Works (which covers 0.1 hectares of land and would be retained for continued use of the Monckton Works). Members of the energy team would be directly responsible for the construction and operation of the proposed peaking plant scheme at Monckton Works, along with other energy proposals in Yorkshire and beyond. In addition, it is considered that an adequate supply of employment land would remain at Monckton Works, which in total covers approximately 18 hectares (including the current 0.3 hectare application site), along with the proposals for the distribution of new employment sites in the Core Strategy under Policy CSP 12, that includes a total of 350 hectares in Barnsley Metropolitan Borough and some 10 to 15 hectares of which would be provided in the Royston area.

In support of the comments above, please find attached an '*Employment Land Assessment in relation to the Former Monckton Coke and Chemical Works*' (Knight Frank, June 2017) which concludes that:

'...if the site were to be offered to the market as a major employment site that it would not attract developer interest. Whilst reuse may occur this is only likely to be short term open storage and certainly offering no benefit to the local community. We would envisage that the site could sit in a largely none reclaimed state for many years presenting an unattractive appearance to the landscape.'

The attached Knight Frank report also referred to the '*Review of Employment Policy Areas*' (Benell Investments, June 2013), as commissioned by the Council. The Knight Frank report referred at paragraphs 5.9 to 5.14 inclusive to the Benell Investments findings in relation to UDP Employment Policy Areas. The Knight Frank report noted the Benell Investments conclusion that the then operational Monckton Works site was classified as '*Tier 2*' [*Good current use. Not attractive for new build*] and in the event that such Tier 2 sites '*...became available, alternative uses may be worth considering as better alternative employment locations exist in the borough.*' (extract from Benell Investments quote at Knight Frank paragraph 5.13).

Taking into account the conclusions of the Knight Frank Employment Land Assessment, along with the findings of the Benell Investments report as prepared for the Council, it is considered that the proposed use of the site for an office, along with the peaking plant and access (involving 0.3 hectares at the former Monckton Works) would not result in a material adverse impact on employment land supply in Barnsley Metropolitan Borough.

The Scheme would provide a flexible modular energy supply which could rapidly deliver up to 7 MW of power in response to the demands of the National Grid. The generator sets would use a mains gas supply, which would be connected to the gas peaking plant, in order to generate electricity during periods of peak demand on the National Grid. It is proposed that the generators would be available to generate electricity during any 24 hour period seven days per week. However, it is anticipated that the generators would run around 800 hours per year as standby electricity generation when the local area is in shortage/stress, with peak times anticipated to be between 1600 to 1930 hours Monday to Friday during the months of November to March inclusive. In this respect, it is worth noting that without such contingencies electricity shortages could be experienced resulting in blackouts. As such, National Grid are supporting the development of small local distributed electricity generation to cover times of such potential shortage.

The national policy message on energy security is strong and unambiguous. There is a clear need to ensure security of supply through the development of a diverse energy generation system to support the increased deployment of renewable energy and increased peak demands.



We trust that the revised proposals and the additional information submitted with this letter in support of the scheme are acceptable. However, should you wish to discuss any matters then please do not hesitate to contact us.

Yours faithfully
for WYG Planning Limited

A handwritten signature in black ink, appearing to read 'John Dickinson', with a long horizontal flourish extending to the right.

John Dickinson
Environmental Planning Director

Encs

cc Mr R Watson BEL