



BARNSLEY
Metropolitan Borough Council

**Planning & Building Control Service
Development Management
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Head of Service: Joe Jenkinson**

Marc Thomas
Noriker Power Ltd
Railway House
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Our ref 2021/ENQ/00657 & 2020/1373
Your Ref:
Date: 4th February 2022
Enquiries Elaine Ward
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Dear Sir

APPLICATION SUBMITTED UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED

Non material amendment to planning permission 2020/1373 due to a reduction in the amount of equipment and other site layout refiguration's - Electricity storage unit comprising battery containers, transformers, inverters, back up generator, substations, control room and 4m and 2.4m high perimeter fences

Land at Oaks Business Park, Oaks Lane, Barnsley, S71 1HT

I refer to the above referenced application for a non-material amendment to planning permission reference 2020/1373. Documents have been submitted to support the non-material amendment application.

The proposals comprise a reduction in the number and scale of plant, minor changes to the fence material and minor amendments to layout. The maximum consented height of development was 6.44m due to double stacking of containers, and the maximum height now proposed is 2.28m, a reduction of 4.1m. The maximum equipment height of the proposed development will be 4.0m. Additionally, no equipment in the proposed development will be visible from the south of the site where the 4m tall acoustic barrier fence is already consented. A noise assessment has been undertaken which demonstrates that total noise impact at the NSR's calculated as 29.16, 25.8 and 29.1 dBA. This is well below the estimated background noise level, and would not be audible". The consented application included a section of acoustic fencing to the southern and eastern boundaries. With regards to visual amenity, the landscaping scheme for the site is unchanged. The boundary fence position, height and dimensions remain the same.

Assessment

The reasons for the non-material amendment are due to the results of a geotechnical investigation which require a 15m standoff for a mineshaft, and final selection of specific equipment.

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The proposal has been considered by The Coal Authority, the South Yorkshire Mining Advisory Service and the Pollution Control Officer. None have raised any objections.

In conclusion, it is considered that these amendments will not alter the nature or extent of the original permission and the changes would not result in any development which lies outside of the description of development. It would not contravene any conditions attached to the original permission and would in fact lead to an improvement in visual amenity as the amended scheme will be of a smaller scale than previously. It has been demonstrated that residential amenity in terms of noise impacts will not be significantly affected.

Taking into account all the above I can confirm that the **non-material amendment is acceptable.**

As such, the following approved plans:

Site Location	STR-LOC-01
Site Layout	STR-LA-04.pdf
Whole Site Elevations	STR-EL-FullSite-01.pdf
Battery Group	STR-EL-BatteryContainer-01
Inverter & Transformer with Transformer Switchgear Elevation	STR-EL-Inverter-01.pdf
STR-EL-Transformer-01.pdf	
Customer Substation	STR-EL-CustomerSubstation-01, STR-EL-ControlRoom-01.pdf

Will now be replaced with the following amended documents/plans

Site Location	No change
Site Layout	STR-LA-10.pdf
Whole Site Elevations	STR-EL-FullSite-02.pdf
Battery Group	STR-EL-BatteryGroup-01
Inverter & Transformer with Transformer Switchgear Elevation	STR-EL-InverterTransformer-01
Customer Substation	STR-EL-CustomerSubstation-02.pdf

Report: Stairfoot Desktop Noise Study

This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2020/1373 which still stands. The two documents should be read in conjunction.

Should you require anything further, please contact me again

Yours sincerely

Elaine Ward

For and on behalf of:
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement