

## Development Control Committee

Meeting to be held on 12th December 2018

Electoral Division affected:  
Skelmersdale East

### **West Lancashire Borough: Application number LCC/2018/0055**

**Construction of an electricity generating facility of up to 5MW from five generators powered by mains gas, and associated plant and equipment consisting of five radiators, five transformers, a high voltage (HV) client building, a gas kiosk, a distribution network operator (DNO) building, an oil tank, an amenity cabin and closed-circuit television (CCTV) on three x four metre high support posts all enclosed by 2.4m high palisade fencing to form a compound area. West Quarry Railway Pad, Appley Lane North, Appley Bridge.**

Contact for further information:

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### **Executive Summary**

Application - Construction of an electricity generating facility of up to 5MW from five generators powered by mains gas, and associated plant and equipment consisting of five radiators, five transformers, a high voltage (HV) client building, a gas kiosk, a distribution network operator (DNO) building, an oil tank, an amenity cabin and closed-circuit television (CCTV) on three x four metre high support posts all enclosed by 2.4m high palisade fencing to form a compound area. West Quarry Railway Pad, Appley Lane North, Appley Bridge.

### **Recommendation – Summary**

That the Development Control Committee visit the site before determining the application.

### **Applicant's Proposal**

The application is for a gas powered standby facility for the generation of electricity to be fed into the national grid during periods when there is a high demand for electricity. The facility would have a generating capacity of 5MW. It would be located within part of an existing fenced compound on the edge of the West Quarry Railway Pad.

The facility would consist of the following:

- Five generators each to be housed in containers measuring 14m x 4m x 3.5m high. Generator exhaust chimneys would protrude from the top of the containers to a height of 10m above the adjacent ground level.

- Five radiators to each measure 4.9m x 2.5m x 2.7m high.
- Five transformers to each measure 2.5m x 2.3m x 2.7m high.
- A HV client building to measure 3.2m x 3.2m x 2.8m high.
- A gas kiosk to measure 4m x 2.5m x 2.4m high.
- A DNO building to measure 3.6m x 2.5m x 2.2m high.
- An oil tank to measure 2.5m x 1.8m x 1.3m high.
- An amenity cabin to measure 6.1m x 2.4m x 2.4m high.
- CCTV mounted on three x 4m high support posts.
- 2.4m high palisade fencing with 5.5m wide double vehicle access gates to enclose the electricity generating facility.

All plant and machinery would be finished in an 'Olive Green' colour, except for the radiators, transformers and CCTV support posts that would have a galvanised finish.

The gas would be supplied via an underground connection to link with the gas main located in the pavement along Appley Lane North.

### **Description and Location of Site**

The proposed development would measure approximately 75m x 25m to cover an area of 0.15 hectares within a part of a fenced compound previously used to accommodate electricity generators powered by landfill gas sourced from the adjacent West Quarry landfill site. The compound is on the north side of a larger concrete hardstanding that covers an area of approximately 1.1 hectares (350m long by 45m wide as its widest point) and which was previously used to transfer waste imported by rail onto HGV's for transport to the adjacent landfill areas.

The former railway pad is located on the north side of the Manchester-Southport railway line and on the south and west sides of Appley Bridge. The restored West Quarry landfill site is immediately to the north of the site with a fish farm located to the west. An industrial area is located 35m away on the south side of the railway line beyond which is the Leeds-Liverpool canal. The closest residential properties to the site are located on Appley Lane North 300m to the north-east beyond the restored West Quarry landfill site and 340m to the south-east beyond the aforementioned industrial area.

The site is accessed via a private road on the west side of Appley Lane North.

### **Advice**

The proposal is for a gas powered standby electricity generating facility, commonly referred to as a Short Term Operating Reserve. The facility would form part of a network of such facilities across the country which generate electricity to be fed into the national grid during periods of peak demand for electricity. The facility would typically run for an average of 1500 hours per year. The most common peak demand periods occur during the evening between 16.30 and 21.00, and rarely at night and weekends. However, the plant would be available for generation on request from National Grid at any time of day or night and any day of the week. The facility would be powered by gas and would allow electricity to be produced when required during

periods when sources of renewable energy, such as wind and solar are not available to instantly provide electricity.

The proposal raises issues in relation to the acceptability in policy terms of the proposed development on the application site, visual impact, highway impacts and safety, emissions and odour, noise and safeguarding of watercourses and surface and foul water drainage.

The proposal has attracted some interest in the local area. County Councillor John Fillis has also requested that the Development Control Committee visit the site before determining the application.

### **Recommendation**

That the Development Control Committee visit the site before determining the application.

### **Local Government (Access to Information) Act 1985**

#### **List of Background Papers**

Paper	Date	Contact/Tel
Development Information Folder LCC/2018/0055		Rob Jones/ Planning and Environment 534128

Reason for inclusion in Part II, if appropriate

N/A

