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Planning and Development Department
Kirklees Council

21st May 2021

Proposal: Installation of a single electrical substation within a glass reinforced plastic (GRP) cabinet.

Location: Dewsbury District Hospital, Behind Ambulance Station, Halifax Road, WF13 4HS

Please find attached the following documents to accompany our application:

1. Site location plan;
2. Site layout plan; and
3. Elevation and floorplan detail.

Proposed development

This application has been submitted for the installation of an electrical substation within a cabinet in the carpark of Dewsbury District Hospital. The flat roofed cabinet would measure 2.8 metres wide by 2.8 metres long with a total height of 2.3 metres.

The cabinet will provide electricity to the energy centre of the hospital and specifically power a new single combined heat and power (CHP) generator. As

shown in the submitted plans the cabinet is proposed to be located near to existing substations for the hospital.

Application site context

The application site is land within the existing car park and behind the ambulance station of Dewsbury Hospital.



Figure 1.1 Application site location

Policy background and assessment

Paragraph 2 of the National Planning Policy Framework (NPPF) states that planning law (namely Section 38(6) of the Planning Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990) requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions. The Development Plan for Kirklees was adopted on 27th February 2019.

Kirklees Local Plan policies and National Planning Policy Framework policies are considered relevant to the proposal are as follows:

Kirklees Local Plan:

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP22 - Parking
- LP 24 – Design
- LP 30 – Biodiversity
- LP 49 – Education and health care needs

National Planning Policy Framework

- Chapter 8 – Promoting healthy and safe communities
- Chapter 12 – Achieving well-designed places
- Chapter 15 – Conserving & enhancing the natural environment

Principle of Development

The application site lies within unallocated land within the Kirklees Local Plan proposals maps. The electrical substation housed within the building will facilitate a new combined heating and power system within the energy centre of the Hospital both enabling the hospital to maintain vital power systems as well as helping reduce carbon emissions of the site. This sustainable development is supported by Policy LP1 of the Kirklees Local Plan and by locating the substation near to others on site the proposal is not isolated and is of a good design fitting in with the site and compliant with Policy LP49 of the Kirklees Local Plan. It is therefore considered that this sustainable development is supported by both national and local policy and is deemed acceptable subject to other material planning considerations.

Visual Amenity

Views of the substation would be limited as the application site is positioned within the Hospital buildings and car parks. The design of the substation would assimilate with the existing buildings and substations on site and there not harm the visual amenity of the area in keeping with Policy LP24 of the Kirklees Local Plan and the design considerations found within chapter 12 of the NPPF. The final finish of the cabinet including colour is fully flexible to the requirements of the Council.

Residential Amenity

There are no properties adjacent to the application site and therefore residential amenity is not considered as part of the proposal. Wider amenity of the site including sound power levels from the cabinet is not a consideration as all operational sound power levels are retained within the cabinet with no audible sound power levels within the immediate area of the substation.

Conclusion

It is considered that, on balance, the development complies with the aims and intentions of all relevant policies and would not result in adverse planning impacts such as visual amenity or residential amenity.

Given the above the local planning authority is respectfully requested to view the proposal favourably.

I look forward to receiving the validation of this application and details of the nominated case officer. Should there be any matters you would wish to discuss or if I can be of any further help during the validation process please do not hesitate to contact me on the details provided.

Yours sincerely,

Mr Sam Dewar BSc MA
Planning Manager and Director