



Application for Planning Permission Notice of Approval

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure)

(England) Order 2015

Applicant: Agent: (if any)

National Grid Electricity Transmission

National Grid Electricity
Transmission

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

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Warwick Technology Park
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Part 1 - Particulars of Application

Date of Application: 28/12/2022 16:00:43

Application Number: 22/0981

Particulars and Location of Proposal:

Proposal:

Proposed Extension To Harker Substation As Part Of The Harker Energy Enablement Project Comprising Substation Buildings, Supergrid Transformers, Busbars & Switchgear, Diesel Generator, Mechanically Switched Capacitor, Associated Landscaping And Biodiversity Enhancement, Drainage, Internal Access Roads And Parking, Lighting & CCTV, Fencing & New Site Access

Location:

Land North of Harker Grid Sub Station, Harker, Carlisle

Part 2 - Particulars of Decision

In pursuance of the powers under the above Act and Order the Carlisle City Council hereby gives notice that **Planning Permission Has Been Granted** for the carrying out of the development referred to in Part 1 hereof and as described and shown on the application and plan(s) submitted, subject to due compliance with the following condition(s):

1. The development shall be begun not later than the expiration of 3 years beginning

with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form, received 28th December 2022;
 2. Location Plan (Dwg PDD-101268-CIV-010 Rev P05), received 28th December 2022;
 3. Site Plan (Dwg PDD-101268-CIV-011 Rev P04), received 28th December 2022;
 4. Harker 400/ 132kV GIS Substation Elevations North (Dwg PDD-101268-ELE-002 Rev P03), received 28th December 2022;
 5. Harker 400/ 132kV GIS Substation Elevations East (Dwg PDD-101268-ELE-001 Rev P02), received 28th December 2022;
 6. Harker 400/ 132kV GIS Substation Elevations South (Dwg PDD-101268-ELE-004 Rev P03), received 28th December 2022;
 7. Harker 400/ 132kV GIS Substation Elevations West (Dwg PDD-101268-ELE-003 Rev P03), received 28th December 2022;
 8. Proposed 132kV GIS Building With Annexe Layout & Elevations Planning Sheet 01 (Dwg PDD-101268-LAY-108 Rev 07);
 9. Proposed 132kV GIS Building With Annexe Layout & Elevations Planning Sheet 02 (Dwg PDD-101268-LAY-108 Rev 04);
 10. Proposed 400kV GIS Building With Annexe Layout & Elevations (Dwg PDD-101268-LAY-107 Rev 06);
 11. General Arrangement - Earhtworks Plan and Sections (Dwg PDD-101268-CIV-002 Rev P04), received 28th December 2022;
 12. Harker 400/ 132kV GIS Substation Drainage Layout (Dwg PDD-101268-CIV-006 Rev P01), received 28th December 2022;
 13. Swept Path Analysis (Dwg PDD-101268-CIV-004 Rev P05), received 28th December 2022;
 14. Outline Landscape Planting Proposals (Dwg 1000 Rev 02), received 28th December 2022;
 15. Planning, Design & Access Statement, received 28th December 2022;
 16. Siting Study, received 28th December 2022;
 17. Landscape & Visual Impact Appraisal, received 28th December 2022;
 18. Preliminary Ecological Appraisal (PEA) Report, received 28th December 2022;

19. Ecological Impact Assessment, received 28th December 2022;
20. Biodiversity Assessment - Baseline - Figure 1, received 28th December 2022;
21. Biodiversity Metric 3.1 Calculation Tool, received 28th December 2022;
22. Transport Statement, received 28th December 2022;
23. Construction Traffic Management Plan, received 28th December 2022;
24. Outline Construction Environmental Management Plan, received 28th December 2022;
25. Flood Risk Assessment, received 28th December 2022;
26. Drainage Strategy February 2023, received 10th February 2023;
27. Archaeological Desk Based Assessment, received 28th December 2022;
28. Written Scheme of Investigation for Archaeological Evaluation Version 2.1, received 22nd March 2022;
29. Noise Report, received 28th December 2022;
30. Statement of Community Engagement, received 28th December 2022;
31. Hedgerow Regs Assessment Survey, received 28th December 2022;
32. Bat Survey Report, received 28th December 2022;
33. Water Vole Survey Report, received 28th December 2022;
34. Wintering Goose Survey Report, received 28th December 2022;
35. the Notice of Decision;
36. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. No development shall take place until full details of proposed landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the site being brought into use or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first ten years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policies SP6 and GI3 of the Carlisle District Local Plan 2015-2030.

4. Development shall not commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:
 - pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway

- Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- details of proposed crossings of the highway verge;
 - retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
 - cleaning of site entrances and the adjacent public highway;
 - details of proposed wheel washing facilities;
 - the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
 - construction vehicle routing;
 - the management of junctions to and crossings of the public highway and other public rights of way/ footway;
 - details of any proposed temporary access points (vehicular / pedestrian);
 - surface water management details during the construction phase.

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety and to support Local Transport Plan Policies WS3 and LD4.

5. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for approval prior to development being commenced. This should be in line with the Drainage Strategy (February 2023) submitted with this application. Any approved works shall be implemented prior to the development being completed and shall be maintained thereafter in accordance with the schedule.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

6. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority (LPA). This written scheme will include the following components:
- i) An archaeological evaluation;
 - ii) An archaeological recording programme the scope of which will be dependant upon the results of the evaluation;
 - iii) Where significant archaeological remains are revealed by the programme of archaeological work, there shall be carried out within one year of the completion of that programme on site, or within such timescale as otherwise agreed in writing by the LPA: a post excavation assessment and analysis, preparation of a site archive ready for deposition at a store approved by the LPA, completion of an archive report, and submission of the results for publication in a suitable journal.

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination or recording of such remains.

7. In the event a complaint is received relating to noise caused by the proposed facility: Within 28 days from the receipt of a written request from the Local Planning Authority, the operator of the proposed facility shall, at the operators expense, employ an independent consultant approved by the Local Planning Authority, to assess the level of noise emissions from the facility at the complainant's property. This should be carried out in accordance with the most appropriate current standard (such as BS4142) and a suitable report prepared. The report should demonstrate compliance with the appropriate standard. If necessary the applicant shall, within 28 days, propose a scheme of noise mitigation to the Local Planning Authority, to utilise any appropriate on site measures as is necessary, to ensure that sound levels from the site are reduced to an acceptable level, as agreed by the Local Planning Authority. This scheme shall specify the timescales for implementation.

Reason: To ensure that the proposed development does not have an adverse impact on the occupiers of any neighbouring properties.

Date: 30/03/2023

Signed:

Jane E Meek
Corporate Director of Economic Development

Advisory Statement(s)

- i) Any approval by the local planning authority of further details required by conditions specified in this notice must be obtained in writing and such notice of approval should thereafter be appended to this notification of decision.
- ii) It is recommended that this notice (and any subsequent written approval of details required to satisfy conditions) be annexed to the property deeds to which the application relates.

Important Note

This notice neither conveys nor implies any other approvals, entitlements or statutory rights which may require to be obtained from any other public or private utility or agency prior to work being carried out. In particular, if the proposal involves building work you should ensure that you obtain any approval which may be necessary under the Building Regulations before commencement of development.

Notice to Applicant of Rights of Appeal

- Where an application has been refused, or has been granted subject to a condition or conditions with which you are dissatisfied, you are entitled to appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

- Appeals must, however be made within six months of the date of this notice. Appeal forms can be submitted electronically at-

www.gov.uk/appeal-planning-decision

Alternatively they can be obtained from the following address: -

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Telephone: 0303 444 50 00

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by them.

Further Information

- The government web site (www.gov.uk/planning-inspectorate) contains a range of planning-related guidance and services, which are useful at both the application and appeal stage.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary

of State on appeal or on reference of the application to them.

- These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

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