

## ***Stepping Hill Area Committee 11<sup>th</sup> April 2017***

### **ITEM 3**

<b>Application Reference:</b>	<b>DC/064252</b>
<b>Location:</b>	N X P Semiconductors Pepper Road Hazel Grove Stockport Stockport SK7 5BJ
<b>PROPOSAL:</b>	The erection of a new build enclosure to accommodate up to 3no. Combined Heat and Power (CHP) Units within a single volume profiled metal clad portal framed building together with approximately 240sqm of office accommodation in a single storey structure adjoining the main volume.
<b>Type Of Application:</b>	Full Application
<b>Registration Date:</b>	21.12.2016
<b>Expiry Date:</b>	12.04.17
<b>Case Officer:</b>	Daniel Hewitt
<b>Applicant:</b>	NXP Semiconductors
<b>Agent:</b>	AHR

### **DELEGATION/COMMITTEE STATUS**

This application is to be determined by the Stepping Hill Area Committee as:

- more than 4 objections have been received from neighbouring residents and officers are recommending approval; and
- Councillor Lewis-Booth called up the application on 06 January 2017.

Although the objections received have come from properties within the neighbouring Bramhall Area and Cheadle Hulme South Committee area it is not considered necessary for the application to be determined by the Planning and Highways Committee or considered by the Bramhall and Cheadle Hulme South Area Committee as the proposed development would not have *“significant implications for the adjoining Area Committee by reason of traffic, noise or pollution, or have a substantial environmental or visual effect”*.

**DESCRIPTION OF DEVELOPMENT AND RATIONALE**

The application seeks full planning permission for the “erection of a new build enclosure to accommodate up to 3no. Combined Heat and Power (CHP) Units within a single volume profiled metal clad portal framed building together with approximately 240sqm of office accommodation in a single storey structure adjoining the main volume”.

The applicant’s Design and Access Statement introduces the development as follows:

*“The NXP site has been occupied and operated for over 35 years by the company. The company was originally named Mullards and has undergone development and expansion becoming Philips in the early 80’s and finally NXP semiconductors. The Manchester site is the global Headquarters for NXP Power MOSFET (metal–oxide–semiconductor field-effect transistor) division. Operating an on-site silicon wafer fabrication facility, along with design, research and development, and Business Line operations. The home of over 450 NXP employees the site is one of the top suppliers of high quality power MOSFETs to the automotive industry as well as a major player in providing general purpose MOSFETs to the computing, industrial and consumer markets.*

*The proposed development is a direct response to improving sustainability within the site through the use of gas fired Combined Heat and Power generators which will utilise the excess heat created from the generation of electricity to assist in reducing the cooling load of the plant in summer and supplementing the steam generation system in the winter.”*

The Statement goes on to detail the rationale for the development in greater detail:

*“The UK Energy Act (2013) introduced rising surcharges on UK Electricity in order to drive through investment in low CO2 power generation. For NXP Semiconductors UK Ltd this equates to a >£1.1M per annum increase in cost by 2018 , with rates of increase set through to 2020 & forecast to rise again between 2020-2025 . As a major exporter in an international marketplace, where the majority of NXP’s competitors overseas already benefit from much lower Energy costs (as per BIS/DECC data), the requirement to reduce our energy costs in the UK is becoming increasingly urgent in order to remain competitive and secure employment. As one of the first companies in the world to have established an Environmental Department (1971) we already have a long history of pursuing energy efficiency and have worked for many years with several third parties to pursue carbon reduction and sustainable manufacturing. During a period of sustained growth in manufacturing output and high utilization we have been unable to identify engineering or process improvements that can combat the increases in costs we face as a result of energy legislation, and as such have identified the need to install self-generation capability in order to support the company for the future.*

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*The proposed CHP (Combined Heat and Power) Plant will allow NXP to self-generate 80% of its electricity requirements / 35% of its cooling Water / 20% of its heating and avoid 80% of Electricity non-commodity costs.*

*The proposed scheme will qualify for 100% Corporation Tax relief in the year of Purchase, helping the investment case considerably, and will also qualify for a reduced level of taxation on Gas purchased to fuel the CHP plant, saving approx. \$70k pa.*

*The proposal will save 1516 tonnes of Co2 per year, including the benefit of using surplus hot water to reduce chiller costs and heating costs, giving a combined Gas and Electricity Co2 footprint of 17071 tonnes. The plant will generate annually approx. 30.6 GWh Electricity , against an anticipated site demand of 39 GWh , and use 69 GWh of Natural Gas with an additional 10 GWh used for local heating and steam generation.*

*Careful evaluation was made of alternative means of electricity generation, including use of recycled fuels (waste wood / solid recycled fuel), solar PV and wind, but these were not taken forwards due to unsuitability on the grounds of the size and complexity of installation required, ability to generate according to NXP's 24/7 demand profile, perceived detrimental impact on the local community and overall cost-benefit."*

The development's main massing component is the main plant room building that rises to a height of 10.8 metres (the ridgeline of the shallow pitched roof) together with a 15 metre high stack to disperse emissions and pollutants arising from the electricity generation process. The height of the stack has been determined by a submitted Stack Height Assessment that justifies the proposed solution by balancing environmental impacts.

The proposed building also includes a single storey element that will provide approximately 240m<sup>2</sup> of replacement ancillary office accommodation to compensate for the resultant loss of the existing single-storey temporary office building on the application site. External plant and machinery would also be located in the yard area to the rear of the building.

11 new car parking spaces (including 2 disabled bays) would be provided to accommodate the needs of those workers based in the new building accessed from a secondary access road to the side of the building linking with the site's main spine road.

An industrial palette of materials is proposed to complement the site's industrial character, including composite metal wall and roof cladding, metal window frames and doors and metal louvre panels.

### **SITE AND SURROUNDINGS**

NXP are a well-established, major employer in Stockport occupying a large site within the Pepper Road Industrial Estate. The NXP site forms part of a much larger designated Employment Area in the SUDP and accommodates a series of industrial

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buildings and structures including flue stacks similar in height to that proposed on the application site. The proposed building would be located next to NXP's existing diesel backup generator building that rises to 10.5 metres high.

The application site is located near the northern boundary of the NXP site lying in relatively close proximity to the other business premises including Adidas UK Ltd and Precision UK Ltd.

The nearest residential properties lie approximately 100 metres to the west. A public footpath and belt of mature, deciduous boundary trees lie on the boundary between the two.

### **POLICY BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications/appeals to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

#### **The Statutory Development Plan includes:-**

- Policies set out in the Stockport Unitary Development Plan Review (SUDP) adopted 31<sup>st</sup> May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; &
- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document (CS) adopted 17<sup>th</sup> March 2011.

N.B. Due weight should be given to relevant SUDP and CS policies according to their degree of consistency with the National Planning Policy Framework ('NPPF') issued on 27<sup>th</sup> March 2012 (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given); and how the policies are expected to be applied is outlined within the Planning Practice Guidance ('PPG') launched on 6<sup>th</sup> March 2014.

#### **Saved policies of the SUDP Review**

E1.1 Location of New Industrial Development  
E3.1 Protection of Employment Areas  
EP1.7 Development and Flood Risk

#### **LDF Core Strategy/Development Management policies**

SD4 District Heating (Network Development Areas)  
SD6 Adapting to the Impacts of Climate Change  
CS7 Accommodating Economic Development  
AED3 Employment Development in Employment Areas  
CS8 Safeguarding and improving the environment

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SIE1 Quality places

SIE3 Protecting, safeguarding and enhancing the environment

T2 Parking in Developments

### **National Planning Policy Framework Conformity**

The Planning Advisory Services' National Planning Policy Framework Compatibility Self-Assessment Checklist has been undertaken on Stockport's adopted Core Strategy. This document assesses the conformity of Stockport's adopted Core Strategy with the more recently published NPPF and takes account of saved policies from the Unitary Development Plan where applicable. No significant differences were identified.

### **Supplementary Planning Guidance**

Supplementary Planning Guidance (Saved SPG's & SPD's) does not form part of the Statutory Development Plan; nevertheless it does provide non-statutory Council approved guidance that is a material consideration when determining planning applications.

### **National Planning Policy Framework**

Paragraph 6 states: *"The purpose of the planning system is to contribute to the achievement of sustainable development"*.

Paragraph 7 states: *"There are three dimensions to sustainable development: economic, social and environmental"*.

Paragraph 11 states: *"Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise"*.

Paragraph 13 states: *"The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications"*

Paragraph 14 states: *"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking"*.

*For decision-taking this means (unless material considerations indicate otherwise):*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

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- i) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- ii) *specific policies in this Framework indicate development should be restricted”.*

Paragraph 17 states: “*Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:*

- *be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;*
- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);*
- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*

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- *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*
- *promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);*
- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*
- *actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and*
- *take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs”.*

Paragraph 18 states that *“the government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.”*

Paragraph 19 states that *“the government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.”*

Paragraph 20 states that *“to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.”*

Paragraph 95 states *“to support the move to a low carbon future, local planning authorities should:*

- *plan for new development in locations and ways which reduce greenhouse gas emissions*
- *actively support energy efficiency improvements to existing buildings*
- *when setting any local requirement for a building’s sustainability, do so in a way consistent with the government’s zero carbon buildings policy and adopt nationally described standards”*

Paragraph 120 states that *“to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is*

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*appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner."*

Paragraph 123 states that "planning policies and decisions should aim to:

- *avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development*
- *mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions*
- *recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established*
- *identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason"*

Paragraph 124 states that "planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan."

Paragraph 187 states "Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area".

Paragraph 196 states "The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This Framework is a material consideration in planning decisions".

Paragraph 197 states "In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development".

Paragraph 215 states ".....due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer



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*the policies in the plan to the policies in the Framework, the greater the weight that may be given)”.*

### **RELEVANT PLANNING HISTORY**

**Planning Application No: DC/058198**

**Address:** N X P SEMICONDUCTORS, PEPPER ROAD, HAZEL GROVE, STOCKPORT, SK7 5BJ

**App Type:** Lawful Development Certificate existing

**Proposal:** Certificate of Lawful Development for existing use of site for Assembly and Leisure within Class D2 of the Town and Country Planning (Use Classes) Order 1987

**Final Decision:** Grant

**Decision Date:** 15/06/2015

**Planning Application No: DC/054366**

**Address:** NXP SEMI CONDUCTORS, BRAMHALL MOOR LANE, HAZEL GROVE, STOCKPORT, SK7 5BT

**App Type:** Lawful Development Certificate proposed

**Proposal:** Construction of single storey extension and other external alterations.

**Final Decision:** Grant

**Decision Date:** 17/06/2014

**Planning Application No: DC/028703**

**Address:** NXP Semiconductors LTD, Bramhall Moor Lane, Hazel Grove, Stockport

**App Type:** Full Planning Permission

**Proposal:** Two storey building to house diesel generators and electric conversion equipment and associated oil storage

**Final Decision:** Grant

**Decision Date:** 13/02/2008

**Planning Application No: J/74223**

**Address:** PHILIPS SEMI CONDUCTORS PEPPER ROAD

**App Type:** 74 - 99 Application

**Proposal:** INSTALLATION OF STORAGE TANKS & ASSOCIATED EQUIPMENT

**Final Decision:** Grant

**Decision Date:** 30/12/1999

**Planning Application No: J/67804**

**Address:** PHILIPS SEMICONDUCTORS PEPPER ROAD

**App Type:** 74 - 99 Application

**Proposal:** Renewal of permission for erection of semi-conductor manufacturing plant and associated parking (outline)

**Final Decision:** Grant

**Decision Date:** 25/08/1998

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**Planning Application No: J/70341**

**Address:** PHILIPS SPORTS CLUB PEPPER ROAD

**App Type:** 74 - 99 Application

**Proposal:** Single storey side extension to form snooker room

**Final Decision:** Grant

**Decision Date:** 07/08/1998

**Planning Application No: J/66701**

**Address:** PHILIPS SEMI CONDUCTORS PEPPER ROAD

**App Type:** 74 - 99 Application

**Proposal:** "Demolition of gatehouse, erection of two storey office building and provision of additional car parking"

**Final Decision:** Grant

**Decision Date:** 28/08/1997

**Planning Application No: J/66726**

**Address:** PHILIPS SEMICONDUCTORS PEPPER ROAD

**App Type:** 74 - 99 Application

**Proposal:** Erection of side extensions to 'A' Building to form plant and bottle store

**Final Decision:** Grant

**Decision Date:** 07/04/1997

**Planning Application No: J/64073**

**Address:** PHILIPS COMPONENTS LTD PEPPER ROAD

**App Type:** 74 - 99 Application

**Proposal:** Erection of first floor rear extension to 'A' Building to form ancillary offices

**Final Decision:** Grant

**Decision Date:** 11/03/1996

**Planning Application No: J/63936**

**Address:** PHILLIPS COMPONENTS LTD PEPPER ROAD

**App Type:** 74 - 99 Application

**Proposal:** "Erection of single/two storey extensions to form offices/cloakrooms, plantroom and store to 'C' Building"

**Final Decision:** Grant

**Decision Date:** 11/03/1996

**Planning Application No: J/61159**

**Address:** PHILIPS COMPONENTS LTD PEPPER ROAD

**App Type:** 74 - 99 Application

**Proposal:** Erection of single storey extension to demineralization plant room

**Final Decision:** Grant

**Decision Date:** 03/11/1994

**Planning Application No: J/60113**

**Address:** PHILIPS COMPONENTS LTD PEPPER ROAD

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**App Type:** 74 - 99 Application

**Proposal:** Renewal of permission for erection of semi-conductor manufacturing plant and associated car parking (outline)

**Final Decision:** Grant

**Decision Date:** 23/08/1994

**Planning Application No:** J/56732

**Address:** PHILIPS SPORTS CLUB PEPPER ROAD HAZEL GROVE

**App Type:** 74 - 99 Application

**Proposal:** Single storey rear extension to form bottle store

**Final Decision:** Grant

**Decision Date:** 18/01/1993

**Planning Application No:** J/52134

**Address:** PHILLIPS COMPONENTS LTD PEPPER ROAD

**App Type:** 74 - 99 Application

**Proposal:** Renewal of outline permission for erection of semi-conductor plant and associated car parking

**Final Decision:** Grant

**Decision Date:** 29/05/1991

**Planning Application No:** J/47042 J/47042

**Address:** Phillips Components Ltd, Pepper Road, Hazel Grove, Stockport.

**App Type:** 74 - 99 Application

**Proposal:** Erection of four bulk storage gas tanks and gas monitor house.

**Final Decision:** Grant

**Decision Date:** 09/10/1990

**Planning Application No:** J/41258

**Address:** Bramhall Moor Lane, Hazel Grove.

**App Type:** 74 - 99 Application

**Proposal:** Semi-conductor manufacturing plant and car park (outline).

**Final Decision:** Grant

**Decision Date:** 16/08/1988

**Planning Application No:** J/41101

**Address:** Bramhall Moor Lane, Hazel Grove.

**App Type:** 74 - 99 Application

**Proposal:** Extension to Industrial Unit to house workshops, canteen and offices.

**Final Decision:** Grant

**Decision Date:** 02/02/1988

**Planning Application No:** J/34073

**Address:** Pepper Rd, Hazel Grove.

**App Type:** 74 - 99 Application

**Proposal:** Reconstruction and extension of sports and social club...

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**Final Decision:** Grant

**Decision Date:** 07/11/1985

**Planning Application No:** J/10350

**Address:** Bramhall Moor Lane, Hazel Grove, Stockport.

**App Type:** 74 - 99 Application

**Proposal:** Retention of staff shop and canteen.

**Final Decision:** Grant

**Decision Date:** 06/12/1977

### **NEIGHBOUR'S VIEWS**

The owner/occupiers of 160 neighbouring properties have been notified by letter and the proposal has been advertised as a development of public interest by way of a site notice.

To date representations have been received from 8 residential properties near the site as follows:

4 objections have been received from 4 separate addresses on **Hendham Close** approximately 100 metres to the west of the application site raising the following concerns:

- air quality and pollution due to the output of nitrogen dioxide that can be harmful to human health
- noise impact
- visual impact
- increase in traffic
- negative ecological impacts – bats are present in the area
- contaminated land risks
- inadequate assessment of impacts at the point of application

One objection has been received from a resident of **Ladywell Close** approximately 150 metres to the south west of the application site raising the following concerns:

- noise impacts
- air quality impacts
- visual impact and it cannot be assumed that existing trees and vegetation would be retained;
- loss of house value due to its unsightly appearance

2 objections have received from two separate addresses on **Penmoor Chase** approximately 200 metres to the south east of the development raising the following concerns:

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- noise impacts
- air quality impacts

One objection has been received from a resident of **Pennine Road** approximately 250 metres to the south of the application site raising the following concerns:

- noise impacts

### **CONSULTEE RESPONSES**

#### **SMBC Environment Health (Pollution Prevention) –**

##### Air quality

The application site is not located within an Air Quality Management Area. As the development is proposing to generate heat and power by burning natural gas I have no objections and require no further information. I am happy with the proposal for the chimney height as discussed.

##### Noise

The above application is for a Combined Heat and Power (CHP) Energy Centre to provide heat and power to the business. The system will comprise of 3 Combined Heat and Power units, cooling radiators, exhaust systems, office space and a meeting room. There will be a number of noise sources associated with the plant and it does have the potential to cause noise disturbance to nearby residents and other business uses on the surrounding site. To reduce the impact of the development to its lowest, noise levels for the nearest Noise Sensitive Receptors (NSP) were required to be 10dB below the existing background noise levels therefore reducing the impact of the development to surrounding neighbours to its lowest.

I have assessed the submitted noise report. Noise levels were taken from a number of locations across the site being representative of residential receptors and surrounding businesses. The report advises that the existing background noise levels at the nearest NSP are:

Day 42dB and Night 39dB

Target noise levels for plant at NSP:

Day 32dB and Night 29dB

Proposed noise levels with plant operational under different operations:

Day 27-32 worst case scenario 22-27 generally

Night 24-28 worst case scenario

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Noise levels for the surrounding business and the office use of the development are a little higher at approximately 35dB but are still lower than existing background noise levels and within those required for offices under British Standard guidelines.

The proposed plant noise levels are due to mitigation. The Combined Heat and Power (CHP) units will be housed within a double skin of acoustic block work and insulation with acoustic louver air inlet and air outlet with silenced exhaust pipes. These will be housed along with other plant and associated equipment within a double story building. The radiators will be housed externally with the reduction in noise levels from distance attenuation and shielding by the building itself.

The report also advises that noise levels will be measured undertaken upon commissioning and that the plant will be fully tested to make sure that noise levels can be met along with a guarantee that further mitigation will be provided should it be needed.

I do not object to the above development.

Suggested conditions:

- the doors to the plant building to be closed at all times except for ingress or egress;
- the confirmation report once commissioning of the plant has taken place; and
- that the development is built in accordance with the submitted noise report.

**SMBC Highway Engineer** – No objection subject to the imposition of conditions relating to car and cycle parking provision and retention.

**SMBC Environment Health (Contaminated Land)** – No objection subject to the imposition of conditions requiring the submission of site investigations to identify any necessary contaminated land remediation and/or landfill gas migration mitigation and the implementation of any necessary measures.

**SMBC Planning Policy (Energy)** - No objection.

**SMBC Planning Policy (Employment)** – No objection.

**SMBC Nature Development Officer** – Despite the proximity of ponds to the application site there are no records of great crested newts (GCN) within 500 metres of the site. GCN are typically found within terrestrial habitat within 100m of a pond and nearby ponds are approx. 90m and 170m away respectively. Moreover the terrestrial habitat within the application area is of low suitability for GCN (hard standing and short mown grassland) which reduces the likelihood of GCN being present within the application area. Paragraph 016 of the Natural Environment Planning Practice Guidance states that the local authority should only request a survey if they consider there is a reasonable likelihood of a protected species being present and affected by

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development. Given the above, I don't think it is necessary to request a GCN survey as part of the application although I would advise a protected species informative is attached to any planning permission granted.

### **ANALYSIS**

#### **Principle**

NXP Semiconductors are a well-established, major employer in Stockport and occupy a large site on the Pepper Road Industrial Estate that forms part of designated Employment Area in the SUDP. CS Policy AED3 and SUDP policies E1.1 and E3.1 seek to focus and safeguard industrial development in designated employment areas and place a strong presumption in favour of such development in these locations subject to an assessment of the environmental impacts of development. Similarly, the NPPF makes clear that the planning system should support and encourage sustainable economic growth and afford it significant weight in decision making.

The proposed development would enable NXP to reduce costs associated with the industrial and manufacturing processes they undertake on the site allowing them to both better compete in a global marketplace and reduce their carbon footprint.

Given the in-principle policy support for the proposed development, should the environmental impact of the development be assessed as acceptable and compatible with neighbouring residential areas, the application would be in full accordance with Stockport's statutory development plan. Paragraph 14 of the NPPF makes clear that proposals for sustainable development in accordance with the development plan should be approved without delay.

#### **Design and visual impact**

The proposed development has an industrial character and appearance that would complement the existing buildings on the NXP site and neighbouring industrial and commercial land to the north. The scale and massing of the proposed building would be very similar to NXP's adjacent diesel back-up generator building (approved in 2008 under planning permission ref: DC/028703) whilst the proposed stack would be of a similar height to other existing stacks and industrial structures on the NXP site. The height of the proposed stack has been selected to successfully reconcile the need to minimise harmful air quality effects whilst ensuring the stack's height and scale does not an overbearing visual impact on nearby residential properties.

The proposed predominant facing materials comprise a mixture metal wall and roof cladding that would largely mirror existing buildings on the site. Whilst this is considered and appropriate and acceptable design solution in this location a condition requiring the submission of further details (colour, finish etc.) is recommended to ensure a satisfactory outcome.

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Whilst the scale, massing, height and finish would complement the character and appearance of the wider industrial estate, of critical importance is the visual impact of the development on nearby residential properties, the nearest of which are 18 and 20 Hendham Close approximately 100 metres to the west. Although the visual impact of the development has generated objections, particularly from residents of Hendham Close, it is considered that the development's visual impact is acceptable due to the separation distances involved and the screening provided by the belt of mature deciduous boundary trees between them. It should also be noted that the close proximity of the housing and business premises on the Pepper Road industrial Estate is well-established and that the vast majority of the nearest neighbouring houses are orientated to ensure that largely blank gables face the industrial estate, the notable exception to that pattern being 18 and 20 Hendham Close which in this case are the nearest residential receptors.

In response to the concerns raised by residents, the applicant has submitted a series of five 'key views' to better illustrate the relationship between the proposed development and neighbouring housing in the form of photographs taken from nearby residential streets with the outline of the development superimposed onto them (included in the plans appended to this report). As mentioned earlier, the nearest residential receptors are properties located at the end of Hendham Close and the relationship between these homes, the proposed development and the wider Pepper Road Industrial Estate are effectively captured in Key View 4. Whilst clearly visible, particularly when the trees leaves have fallen, it is considered that the development would not have a significant adverse visual impact given the existing, baseline position and the screening offered by the intervening trees and vegetation. It should also be noted that industrial and storage businesses benefit from a number of permitted development rights that allow them to develop their sites without the need to first secure the express consent of the local planning authority.

Given the above and subject to the imposition of appropriate conditions it is considered that the development would fully accord with the requirements of relevant development plan policies in design and visual impact terms, including SUDP Policy E3.1 which seeks to ensure that development in designated Employment Areas does not have a materially detrimental effect on the living conditions of residents.

### **Air Quality**

The proposed natural gas fired combined heat and power engines will emit a number of polluting emissions including nitric oxide, nitrogen dioxide and carbon monoxide. The applicant therefore submitted a Stack Height Assessment in support of their application that models the type, nature, magnitude and extent of pollution that would arise and then recommends a 15 metre high stack height, as now proposed, that would safely disperse pollutants at levels assessed as negligible for the annual mean.

This assessment and application has been reviewed by the Council's specialist Environmental Health Officer who has no objection to the proposal on air quality



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grounds. It should be noted that the site is not located within a designated Air Quality Management Area (AQMA).

Despite receiving objections from neighbouring residents, given air quality standards are unlikely to be exceeded and air quality effects are considered negligible, no conflict with relevant development plan policies or the National Planning Policy Framework arise in respect of air quality.

### **Noise**

The proposed plant, machinery and engines will generate noise and given the relative close proximity of noise sensitive receptors (nearby homes and businesses) the applicant has undertaken and submitted an 'Acoustic Planning Report' to support their application.

Following the methodological advice of the Council's specialist Environmental Health Officer, the report concludes that, subject to the inclusion of attenuation measures such as double skin acoustically lagged blockwork CHP engine enclosures, exhaust silencers, attenuated air intake and outtake ventilation ducts, the noise generated would be significantly below existing background noise levels; in accordance with relevant British Standards/World Health Organisation guidance; and inaudible inside the nearest neighbouring residences even with open windows.

The Report has been critically assessed by the Council's specialist Environmental Health Officer who raises no objection to the development subject to the imposition of conditions requiring the proposed attenuation and mitigation measures set out in the report being implemented in full and the doors to the plant room being kept shut at all times other than during human access and egress.

Despite receiving objections from neighbouring residents, given noise standards are unlikely to be exceeded and impacts are considered negligible, no conflict with relevant development plan policies or the National Planning Policy Framework arise in respect of noise.

### **Contamination**

Given the absence of a ground condition survey or site investigation, the Council's Contaminated Land Officer has requested that a number of conditions are attached to any consent requiring ground conditions to be investigated and any necessary remediation implemented in full as part of the development. Conditions are recommended accordingly and would ensure that no conflict with relevant development plan policies or the National Planning Policy Framework arise.

### **Ecology**

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Despite concerns expressed by local residents on the effect of the development on protected species, it is not considered likely that the proposed development would affect the habitat or resting places of protected species given the absence of suitable habitat on the application site e.g. trees or buildings that could support roosting bats or nesting birds. This view is supported by the Council's Nature Development Officer who recommends only that an informative be added to any consent reminding the applicant of their legal obligations in the unlikely event that protected species are encountered during construction. An informative is recommended accordingly ensuring that no conflict with relevant development plan policies or the National Planning Policy Framework would arise on ecological grounds.

### **Access and parking provision**

Access to the development would be from the NXP site's main spine road. This road is not adopted or publicly accessible as it lies behind the site's security gates.

11 new car parking spaces (including 2 disabled bays) would be provided to accommodate the needs of those workers based in the new building accessed from a secondary access road to the side of the building linking with the site's main spine road.

The Council's Highway Engineer has no objection to the proposed development subject to conditions requiring further details of parking provision including cycle parking and the delivery and ongoing retention of the approved parking provision. Subject to their imposition no conflict with relevant development plan policies or the National Planning Policy Framework would arise.

### **Drainage**

No details of surface water drainage have been submitted with the application other than the application form which suggests that the development would drain to the mains sewer (foul and surface water).

The application site is located within Flood Zone 1 (low risk) and a large proportion of the site is already covered with buildings or hard surfaces, nonetheless CS Policy SD6 requires all development to incorporate sustainable drainage systems that reduces unattenuated run-off by a minimum of 50%. A conditions is therefore recommended to ensure the requirements of this policy are met and subject to its imposition no conflict with relevant development plan policies or the National Planning Policy Framework would arise.

### **Overall conclusion**

Overall the proposal is considered sustainable development.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking. Paragraph 7 of the

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NPPF establishes three dimensions to sustainable development – economic, social and environmental and Paragraph 8 indicates that these should be sought jointly and simultaneously through the planning system.

In this instance there are several benefits that weigh in support of the proposal, in particular the economic and environmental benefits the development would bring by helping NXP to reduce costs and better compete in a global marketplace that will in turn help to safeguard jobs and promote economic development in Stockport whilst also reducing the company's carbon footprint. Given these benefits and the absence of any significant environmental harm, the proposed development is considered to be in full accordance with Stockport's development plan. Paragraph 14 of the NPPF makes clear that proposals for sustainable development in accordance with the development plan should be approved without delay.

### **RECOMMENDATION**

Grant