



HB106/SA /EW

27<sup>th</sup> June 2024

Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
CLITHEROE  
Lancs  
BB7 2RA

Dear Sirs

**Re Proposed provision of GRP substation to house ENWL infrastructure and associated alterations to site layout and plant room building at The Old Garage Site, Dunsop Bridge, Clitheroe. BB7 3BB**

Please find enclosed on behalf of our client, The Duchy of Lancaster, a full planning application for the positioning of a new substation for the enclosure of ENWL infrastructure to increase electrical supply to both The Old Garage Site and the surrounding residential area at Dunsop Bridge.

The application is relatively straightforward, but in order to accommodate the ENWL housing in the most appropriate position on site, we need to adjust the approved plant room detail and position. We enclose both the details of the ENWL supplied GPR housing unit and slab base required for their installation together with the proposed amended site plan and elevational detail for the proposed substation within the context of the recent, planning approved, development of The Old Garage Site.

Key to the positioning of the ENWL infrastructure is finding a position on site that the installation can sit without compromise due to flooding but also in a spot where its elevated position doesn't allow the numbness of the GRP housing to become an eyesore. We believe we have worked hard with ENWL to ensure the best possible outcome in terms of installation level, site positioning and ongoing access and maintenance. The application is accompanied by the FRA prepared for the application to convert the garage building into the community hub and full respect has been paid to the design levels stipulated within that document which ENWL have seen and agreed.

We are advised that ENWL have criteria that must be followed in respect to any substation development, and this primarily includes the GPR housing and double access doors having full 24/7 access without any restriction in terms of gates and parking blockages. In addition, there has to be methodology as to how the underground cable can be swept into the housing unit given the restriction of the core of the supply cable.

Following detailed discussions with ENWL the attached site plan has been approved by their installation team and we believe the substation sits comfortably against the backdrop of the approved development. Naturally the GRP detail is a practical ENWL installation requirement but to give the substation a sense of context we have positioned their detail with a new hedging line to the rear (and public view) and screened from the front by introducing a new stone faced retaining

wall (accommodating the essential change in levels required to access both the GRP housing and the plant room) and fence screening to the existing UU infrastructure on site.

It should be noted from the ENWL installation details that there must be a clear 2m distance from the side of the GPR unit to any building / enclosure – this is to allow for the essential earthing base required for the electric loading to the unit.

The amendments to the approved site layout are minimal but by simply tuning the approved plant room through 90 degrees allows the substation to sit in line amongst the 'service' elements to the site. The boundaries to the residential cottages to the south of the proposed plant room have been modified, giving the cottages more amenity space and the bin store has relocated to the car park side of the site – away from domestic curtilage to avoid smells and rubbish being a nuisance to the ongoing residential enjoyment of the site

We trust that all the details required to determine this application are attached to this submission and that if there is any further detail or clarification required, it will be requested by return.

Yours faithfully,  
The Wright Design Partnership Ltd



Erica Wright  
Chartered Architect

Enc     Application form  
         KL2887 / 105F, 106E, 107B and 109B – planning approved details – forming 'existing' detail  
         HB106 / 105G, 106F, 107C and 109C – proposed details  
         ENWL GRP substation and slab requirement details  
         FRA for The Old Garage Site, prepared by RAB  
         Land Contamination Desktop Report  
         Application fee