P23-1507/TR/KS/AS

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05 March 2025

Planning Appeal: Erection of a Battery Energy Storage System with associated infrastructure, site levelling works, access, landscaping and ancillary works at Land to the West of Murton Way, York.

This Letter has been prepared by Pegasus Group on behalf of Net Zero Fourteen Ltd with respect to Reason for Refusal number 3 of the Decision Notice dated 9th December 2024 which states the following:

'3 The detailed layout of battery containers, turning points, passing places and number of access points would contravene the expert national guidance and has not been demonstrated to be safe. The Planning Practise Guidance and the North Yorkshire Fire Service are clear that the Grid Scale Battery Energy Storage System Planning BESS Design Guidance should be taken into account when determining applications. In this instance it has not been demonstrated that the development will be made safe from fire hazards in conflict with policy CC1 and ENV2 of the Draft Local Plan (2018, as amended), the Grid Scale Battery Energy Storage System Planning BESS Design Guidance and paragraph 032 of the Planning Practise Guidance.'

This letter specifically addresses the suitability of the proposed revision to the internal site layout with regard to access for a large fire tender vehicle in the event of an emergency at the site.

The planning application was supported by a Construction Traffic Management Plan (CTMP) and the highway authority confirmed that they had no objections to the proposals. The information provided in this letter does not affect the previously submitted CTMP.

The revised internal site layout includes a loop arrangement, with turning areas, passing places, and multiple access points in to the Battery Energy Storage System (BESS) compound. Swept path assessment for a large fire tender vehicle measuring 8.68 metres in length, as shown in **drawing P23-1507_SK03**. The vehicle has been tracked at a speed of 5mph and is shown to be able to manoeuvre within the site internal site layout without issue and exit in a forward gear.

It is concluded that the revised site layout is compliant with the Grid Scale Battery Energy Storage System Planning BESS Design Guidance and is suitable to accommodate multiple large fire tenders in the event of an emergency.

Yours sincerely,

Katie Stock
Director (Transport)

Enc.
P23-1507_SK03 – Swept Path Assessment of Large Fire Tender

A2

N

1:500
0 12.5m 25m

ELE

ETL

HV

ELE

DB32 Fire Appliance	
Overall Length	8.680m
Overall Width	2.180m
Overall Body Height	3.452m
Min Body Ground Clearance	0.337m
Max Track Width	2.121m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	7.910m

Vehicle tracked at 5mph.

REV	DATE	DESCRIPTION	REVISED BY	APPROVED BY
-	DD.MM.YY	-	-	-

SWEPT PATH ASSESSMENT OF A LARGE FIRE TENDER VEHICLE

LAND TO THE WEST OF MURTON WAY, YORK

CLIENT: NET ZERO FOURTEEN LTD

STATUS: SK

DATE: 25/02/2025

SCALE: 1:500

DRAWN/CHECKED BY: JAN/AS

APPROVED BY: KSS

JOB No: P23-1507

DRAWING No: SK03

REVISION No:

PEGASUS GROUP

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