

Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Our ref: PD-721

23rd May 2019

Dear Sirs,

Application Type: Full Planning Application

Address: Tesco Distribution Centre, Imperial Way, Reading, Berkshire, RG2 0PN

Description: Installation of biofueled generator and associated infrastructure

Planning Portal Ref: PP-07708688

Planning Developments Limited are instructed by Green Power Generators Limited to submit a full planning application for 'the installation of a biofueled generator and associated infrastructure' within the service yard of Tesco Distribution Centre, Reading.

Supporting Documentation

The application comprises:

- ❖ This covering letter;
- ❖ Application form and ownership certificates;
- ❖ Design & Access Statement;
- ❖ RD-01A Location Plan Rev A;
- ❖ RD-02 Site Plan;
- ❖ RD-03 Plan and Elevations - Generator;
- ❖ Drawing no. TF_0237S - Vital Power Bio Fuel Tank; and
- ❖ Application fee - £462.

Background

There is a requirement for Tesco to meet certain emission standards in the next couple of years, to improve their carbon footprint across their stores and distribution centres.

To improve their carbon footprint in readiness for the change in legislation, Tesco are introducing both bio diesel generators and Solar PV to their stores and distribution centres.

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Green Power Generators Limited are engaged by Tesco to provide a base load of electrical power to supplement their demand from the national grid.

The installed Biofueled generator will operate continuously (24/7) and slightly below the requirement of the site. Any shortfall will be made up by the national grid. The biofueled generator operates in parallel with the national grid, so if there is a power failure the generator will cease to operate.

However, Tesco have resilience for such an event by way of back up diesel generators, which would provide power in the event of a power failure.

The proposed Biofueled generator are containerised (sound proofed) and run on renewable fuel (used cooking oil). This technology is regulated by Ofgem under the Renewable Obligation Certificate (ROC) scheme. The used cooking oil is stored in an adjacent secure double skinned fuel bund.

Site Location & Context

Tesco Distribution Centre, Reading is located to the south of A33 Relief Road and north of the M4. The Madejski Stadium and Reading Park & Ride is located to the north west of the site. Immediately to the west are other commercial units, with Worton Grange Industrial Estate beyond the Relief Road to the north. To the east is Investec Bank.

Vehicular access to the distribution centre is achieved from the Relief Road.

The distribution centre has sufficient space (to the east and west) for commercial vehicles to be parked out of the way until such time as they are required for loading of goods for onward transit.

To the east of the distribution centre is a large car parking area for staff, which is also accessed from the Relief Road.

The site is identified as being within Flood Zone 2 and an area benefiting from flood defences.

Authorised Use

The authorised use of the site is Use Class B1, B2, and B8 - warehousing and distribution centre, with ancillary lorry and car parking.

Site Planning History

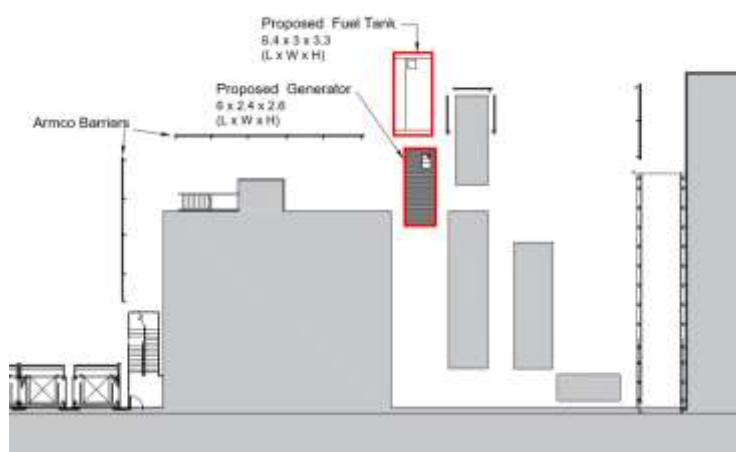
There is various planning history related to the site none of which is relevant to this proposal.

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Proposed Development

The development proposes the installation of a biofuelled generator, which is a containerised and sound proofed unit, running on renewable fuel (used cooking oil) comprising, engine container and fuel tank, which is to be located on the western side of the Distribution Centre, as identified on the aerial image and site plan extract below:



The cables associated with the biofuelled generator will be connected directly to the mains switchboard within the building.

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The biofuelled generator will be sited, within an existing area that accommodates plant, thus there is no loss of parking or usable space within the goods yard.

The installation will be freestanding and will not require its own compound. To protect the units from vehicles parking alongside, it is proposed to install a standard 760mm high Armco barrier around the installation.

The fuel tanks will require replenishing approximately once a week by tanker.

Planning Policy

For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the current relevant Development Plan comprises the Reading Core Strategy, Adopted January 2008 (altered January 2015) and the Sites and Detailed Policies October 2012 (altered January 2015). Policy DM2: Decentralised Energy is of relevance to this proposal.

In addition, the National Planning Policy Framework (February 2019) sets out the government's presumption in favour of sustainable development, a commitment to supporting efficient use of land and meeting the challenges of climate change.

Within the context of the above policy framework, the proposal raises the following planning issues:

Principle of Development

To improve their carbon footprint, Tesco propose to install a Biofuelled generator. This technology is regulated by Ofgem under the Renewable Obligation Certificate (ROC) scheme and classified as a renewable energy source.

There is policy support for such an installation in the form of Sites and Detailed Policies Policy DM2.

The proposal will reduce Tesco's carbon footprint and accord with Policies of the Reading B.C. policy documents and we therefore contend there is an in-principle presumption in favour of the proposed development.

Design, size, scale, massing and layout

The Biofuel Generator and fuel tank form containerised units. The engine container is approximately 6m x 2.5m x 2.6m in height. The associated fuel tank is approximately 6.4m x 3m x 3.3m in height.

It is proposed to locate the containerised units in an area utilised for other plant equipment and therefore there will be no loss of parking or storage space associated with the authorised use of the site.

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Noise

The dB rating of the generator is 92. Given the location of the units within the existing yard of the distribution centre and away from sensitive uses (dwellings), it is considered that no adverse impact by virtue of noise levels will ensue.

Servicing

The fuel tanks will require replenishing approximately once a week by tanker. Vehicle access to the fuel tanks will be taken via the existing access road. A designated fuel fill point will be located adjacent to the tanks, which will be kept free of obstruction.

The engine will require servicing twice per month (every 250 hrs), this would be undertaken by a small van.

Installation of the biofueled generator

The equipment will be delivered on 2 articulated lorries and a crane will lift the units into position.

To ensure sufficient space is provided for the installation of the equipment a Site Setup Plan accompanies the planning submission.

Community Infrastructure Levy

Given the proposed development will not create additional floor space, a CIL Form does not accompany the application.

Summary & Conclusions

The proposed installation of the biofueled generator will assist Tesco in reducing their carbon footprint. This technology is regulated by Ofgem under the Renewable Obligation Certificate (ROC) scheme and classified as renewable energy.

The installation will be sited adjacent to other plant associated with the distribution centre and does not result in a net loss of usable space.

The design of the units which are containerised are sound proofed. The fuel (used cooking oil) is stored in an adjacent secure double skinned fuel bund.

The equipment will be delivered to site on two articulated lorries and lifted into position by crane. The units will operate 24/7 and require servicing every 250 hrs (twice per month). Servicing of the units will be undertaken by operatives and a small van.

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The units are placed within the service yard of the distribution centre. The proposal will not give rise to unacceptable noise levels.

The vehicle trips generated by this proposal will not give rise to unacceptable movements given the existing use of the site.

It is contended that the scheme has policy support and is worthy of approval.

We look forward to receiving confirmation that the application has been validated and allocated to an officer.

In the meantime, should you require any further information please do not hesitate to contact us.

Yours faithfully,



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