



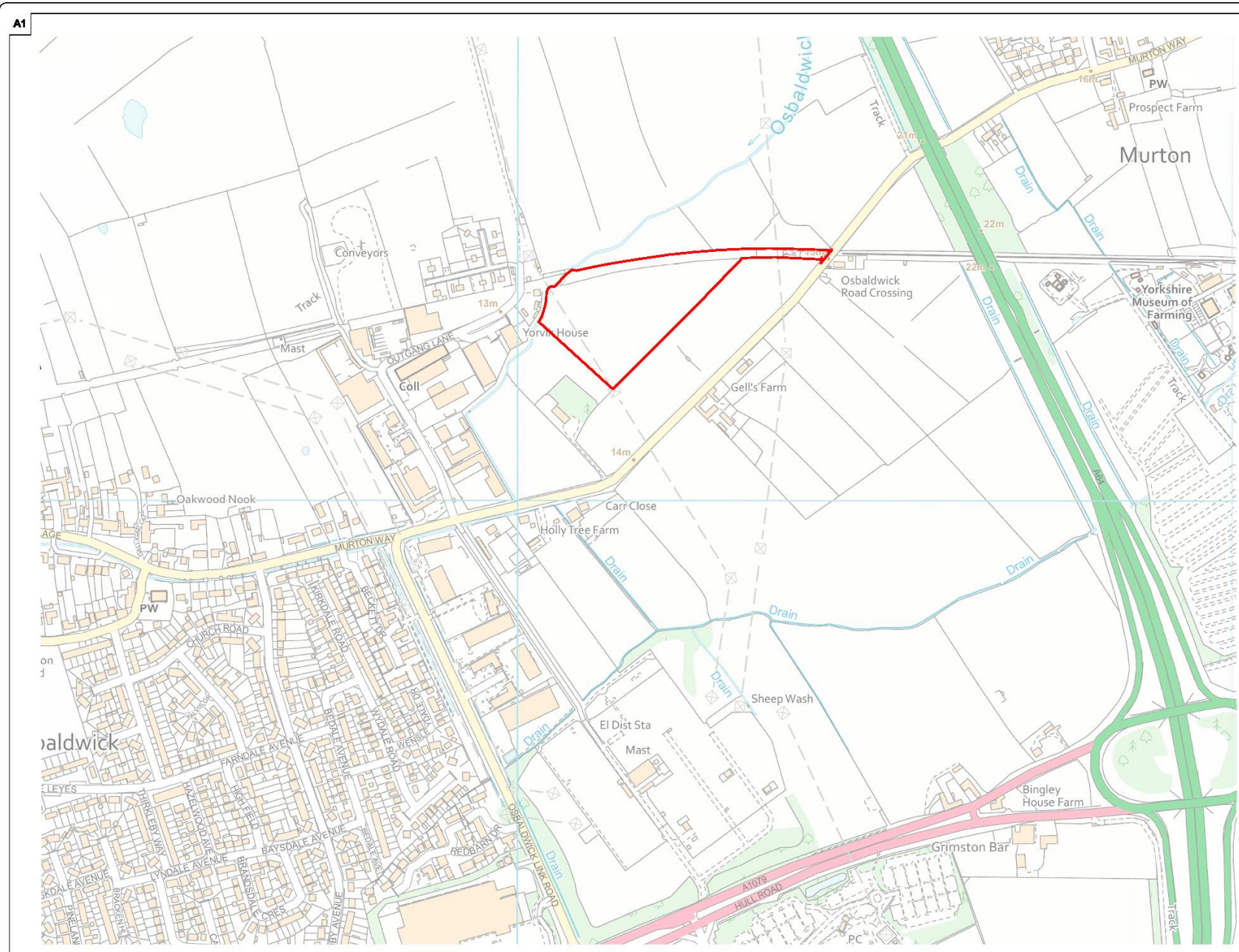
# Planning Committee A

To be held on 5<sup>th</sup> December 2024

# 23/02030/FULM - Land Lying To The North West Of, Murton Way, York

Erection of a Battery Energy Storage System with associated infrastructure, site levelling works, access, landscaping and ancillary works.

# Site Location Plan



1 MURTON WAY BESS - SITE LOCATION PLAN

City of York Council Planning Committee Meeting - 5th December 2024

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Revisions:

Revision	Date	Revision/Notes	Drawn	Inspected
01	28.06.23	Final Issue	JM	DL
02	28.06.23	Revised	DL	DL
03	28.06.23	Full Update	JM	DL
04	28.06.23	Full Update	JM	DL

LEGEND:

PLANNING APPLICATION BOUNDARY



Project: **Murton Way BESS**  
Land at Murton Way, Murton  
York, YO19 5UP

Applicant:  
**Net Zero Fourteen Limited**  
144 Stone Paragon Ltd  
an Equal Opportunity Employer  
LONDON, W8 5NF  
Tel: +44 (0) 20 7297 2897  
Email: nz14@netzero14.com

Drawn by:  
**CADmando**  
PLANNING & SURVEYING  
CADmando Planning & Surveying Solutions Ltd  
774 Little Street, 774 Little Street, 774 Little Street, Doncaster  
Doncaster, South Yorkshire, DN1 1JF  
Tel: +44 (0) 1924 628200  
Email: info@cadmando.com

Status: **PLANNING**

Drawing Title: **Murton Way BESS Site Location Plan**

Drawn: JM	Checked: DL	First issued: 28.06.2023
Project Code: FST007- SP-01		Drawing Number: SP-01
Sheet Size: A1	Scale: 1:2500	Revision: 04



Proposed Site Access





View toward Eastern boundary of the site towards proposed access



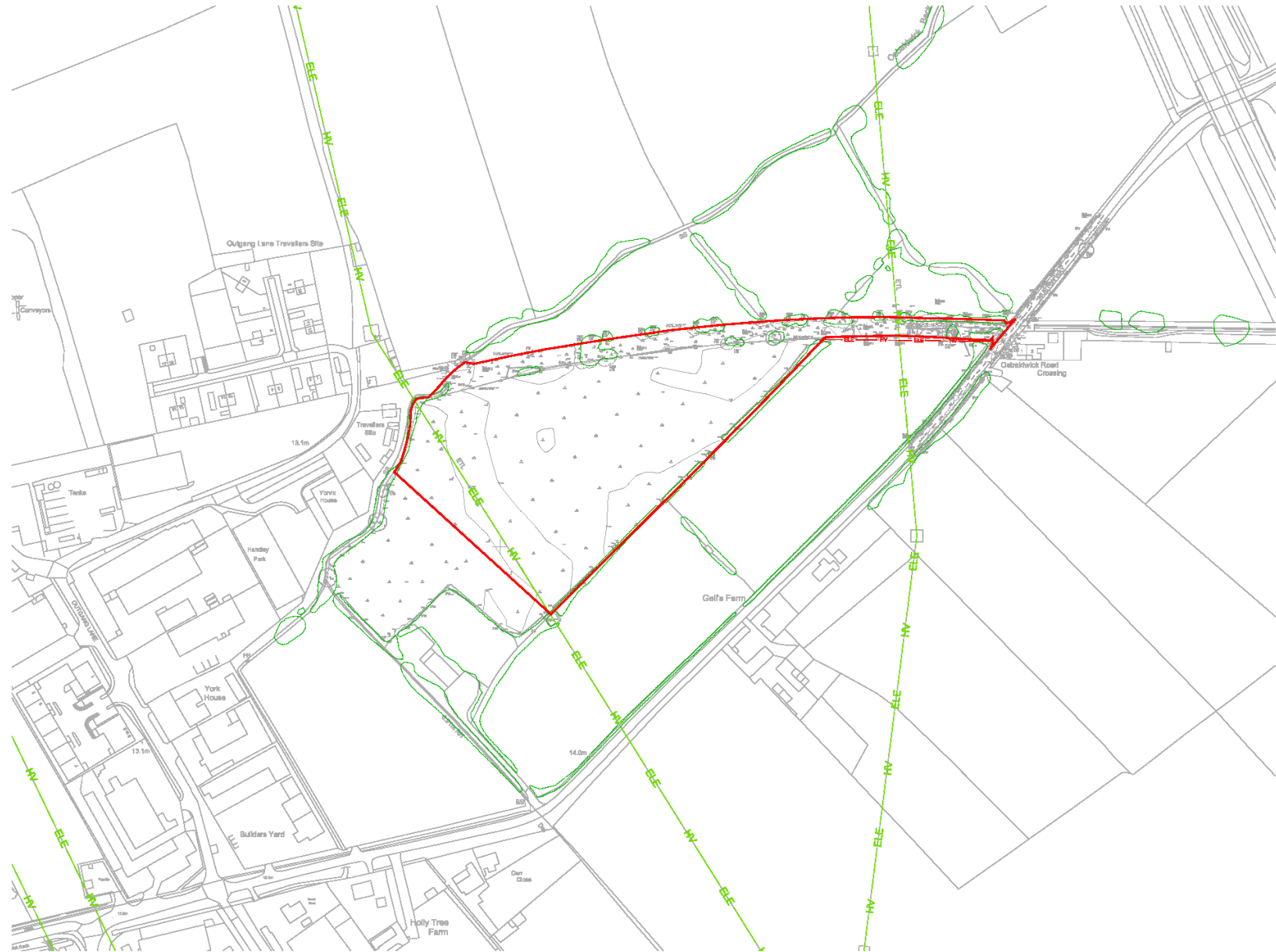


View towards the site  
with Industrial Estate  
and Travellers Site  
beyond



# Existing Site Layout Plan

A1



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Revisions:

Revision	Date	Revision/Notes	Drawn	Checked
01	28.06.23	Final Issue	JM	DL
02	28.06.23	Revised	DL	DL
03	28.06.23	PLS updated	JM	DL
04	28.06.23	PLS updated	JM	DL

LEGEND:

	OPTIMIZED LAND
	EXISTING HV CABLE
	EXISTING LV HV CABLE
	EXISTING VEGETATION



Project: **Murton Way BSS**  
Land at Murton Way, Murton York, YO19 5UP

Applicant: **Net Zero Fourteen Limited**  
 Net Zero Fourteen Ltd  
 2017 The Green  
 London, E16 7DF  
 Tel: +44 (0) 20 7700 0000  
 Fax: +44 (0) 20 7700 0000

Drawn by: **CADmando**  
 CADmando Design & Engineering Solutions Ltd  
 The Long Barn, The Courtyard, South Drive, Thimbleby  
 Juddesley, York, YO12 9FD  
 Tel: +44 (0) 1904 688899  
 Email: info@cadmando.co.uk

Status: **PLANNING**

Drawing Title: **Murton Way BSS Existing Site Layout Plan**

Drawn: **JM** Checked: **DL** First Issued: **28.06.2023**

Project Code: **FST007- PL-00** Drawing Number:

Sheet Size: **A1** Scale: **1:1250** Revision: **04**

1 **MURTON WAY BSS - EXISTING SITE LAYOUT PLAN**

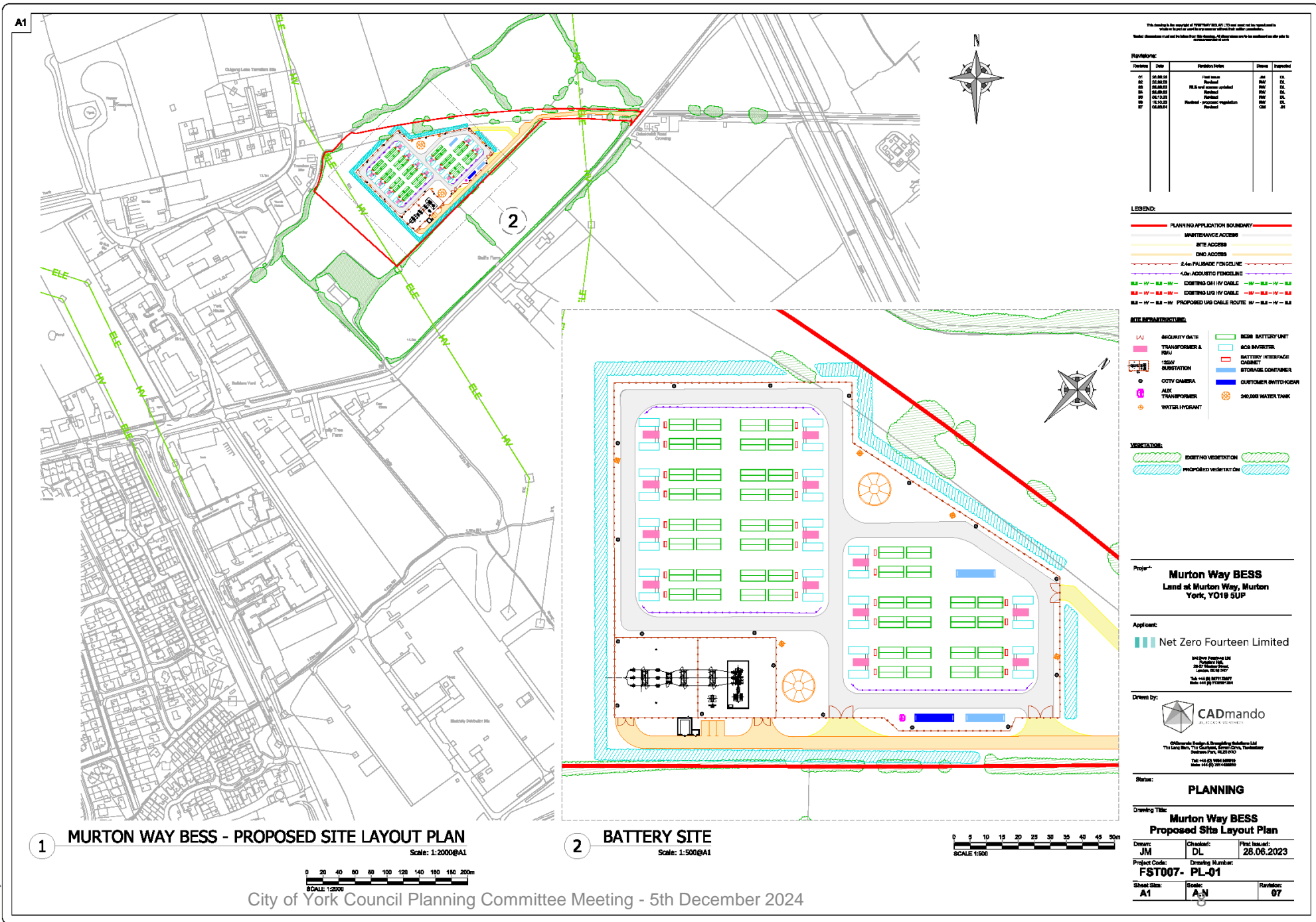
Scale: 1:1250@A1

City of York Council Planning Committee Meeting - 5th December 2024





# Proposed Site Layout Plan



A1

1 MURTON WAY BESS - PROPOSED SITE LAYOUT PLAN  
Scale: 1:2000@A1

2 BATTERY SITE  
Scale: 1:500@A1



Revisions:

Revision	Date	Revision/Notes	Drawn	Checked
01	28.08.24	Final Issue	JM	DL
02	28.08.24	Revised	JM	DL
03	28.08.24	PA & ref comment updated	JM	DL
04	28.08.24	Revised	JM	DL
05	05.12.24	Revised	JM	DL
06	15.12.24	Revised - Engineer Population	JM	DL
07	04.01.24	Revised	JM	DL

LEGEND:

- PLANNING APPLICATION BOUNDARY
- MAINTENANCE ACCESS
- SITE ACCESS
- GRID ACCESS
- 2.0m PALMASHADE FENCING LINE
- 4.0m ACOUSTIC FENCING LINE
- EXISTING OH HV CABLE
- EXISTING LV HV CABLE
- PROPOSED UG CABLE ROUTE

SITE INFRASTRUCTURE:

- 1/11 SHED/UTILITY BAY
- TRANSFORMER A
- 150kW SUBSTATION
- CCTV CAMERA
- ALC TRANSFORMER
- WATER INFRANT
- BESS BATTERY UNIT
- 10CA INVERTER
- BATTERY INTERFACH CABINET
- STORAGE CONTAINER
- CUSTOMER SWITCHROOM
- 240,000L WATER TANK

VEGETATION:

- EXISTING VEGETATION
- PROPOSED VEGETATION

Project: **Murton Way BESS**  
Land at Murton Way, Murton York, YO19 5UP

Applicant: **Net Zero Fourteen Limited**  
 Net Zero Fourteen Ltd  
 157 The Green  
 London, E9 6JF  
 Tel: +44 (0) 20 7592 0000  
 Fax: +44 (0) 20 7592 0000

Drawn by: **CADmando**  
 ARCHITECTS & ENGINEERS  
 CADmando Design & Engineering Solutions Ltd  
 The Lang Barn, The Gables, Langthorpe Drive, Thimbleby  
 Doncaster, DN10 1YD  
 Tel: +44 (0) 1924 68899  
 Email: info@cadmando.co.uk

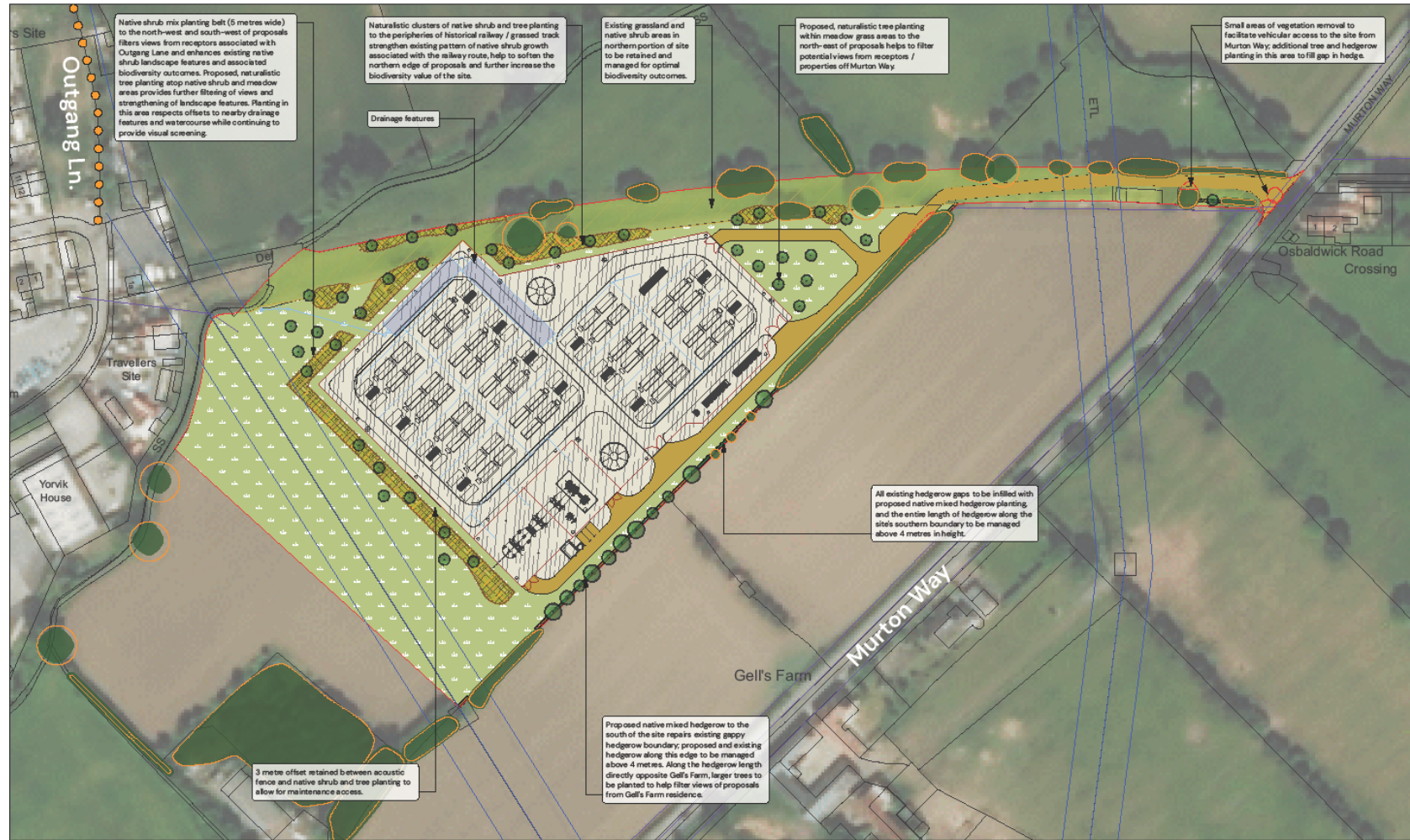
Status: **PLANNING**

Drawing Title: **Murton Way BESS Proposed Site Layout Plan**

Drawn: JM	Checked: DL	First issued: 28.06.2023
Project Code: FST007- PL-01		
Sheet Size: A1	Scale: A:N	Revision: 07



# Proposed Landscape Masterplan



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## KEY

- EXISTING**
- Red line boundary
  - Trees and vegetation
  - Trees & vegetation to be removed or cut back
  - Overhead line and offsets
  - Underground services
  - Public rights of way
- PROPOSED**
- Retained grassland & native shrub area
  - Native tree planting
  - Native mixed hedgerow
  - Native shrub mix
  - Wild flower grassland - Emorgate EM7 Meadow Mixture or similar approved
  - Permeable base

## Indicative Planting Lists

NATIVE TREE PLANTING			
PLANT SPECIES	SIZE		%
<i>Acer campestre</i>	8-10cm girth, 250-300cm ht, R, 2x, Feathered, 5 breaks		15
<i>Alnus glutinosa</i>	6-8cm girth, 250-300cm ht, R, 2x, Feathered, 5 breaks		20
<i>Alnus glutinosa (Large)</i>	14-16cm girth, 400-450cm ht, RL, 3x, Large Feathered, 7 breaks		30
<i>Betula pendula</i>	8-10cm girth, 250-300cm ht, R, 2x, Feathered, 5 breaks		10
<i>Quercus petraea</i>	6-8cm girth, 250-300cm ht, R, 2x, Feathered, 5 breaks		15
<i>Quercus robur</i>	6-8cm girth, 250-300cm ht, R, 2x, Feathered, 5 breaks		30
<i>Quercus robur (Large)</i>	14-16cm girth, 400-450cm ht, RL, 3x, Large Feathered, 7 breaks		10
<i>Sorbus aucuparia</i>	6-8cm girth, 250-300cm ht, R, 2x, Light Standard, ca. 150-175cm, 3 breaks		10

NATIVE SHRUB MIX PLANT SPECIES			
(Planted at 50m centres)	SIZE		%
<i>Corylus avellana</i>	100-125cm ht, RL, Branched, 5 breaks		25
<i>Crataegus monogyna</i>	100-125cm ht, R, 1+2, Transplant, seed-raised		35
<i>Ilex aquifolium</i>	80-100cm ht, RL, Leader with laterals		10
<i>Prunus spinosa</i>	80-100cm ht, R, 1+2, Transplant, seed-raised, Branched, 3 breaks		10
<i>Rosa carolina</i>	60-80cm ht, R, 1+1, Transplant, seed-raised, branched, 3 breaks		5
<i>Salix caprea</i>	80-100cm ht, R, 0/L, Outing, Branched, 2 breaks		15

NATIVE MIXED HEDGEROW PLANT SPECIES			
(Planted at 50m or double staggered row)	SIZE		%
<i>Acer campestre</i>	80-100cm ht, R, 1+1, Transplant, seed-raised		10
<i>Corylus avellana</i>	80-100cm ht, R, 1+2, Transplant, seed-raised, branched, 4 breaks		25
<i>Crataegus monogyna</i>	80-100cm ht, R, 1+2, Transplant, seed-raised		30
<i>Ilex aquifolium</i>	80-100cm, RL, Leader with laterals		10
<i>Prunus spinosa</i>	80-100cm ht, R, 1+2, Transplant, seed-raised, branched, 3 breaks		10
<i>Salix caprea</i>	80-100cm, R, 0/L, Outing, branched, 2 breaks		10
<i>Sambucus nigra</i>	80-100cm ht, R, 1+1, Transplant, seed-raised, branched, 3 breaks		5

Rev	Date	By	Note
C	26.03.24	VR	New site layout
B	01.12.23	VR	Minor amends
A	12.10.23	VR	New site layout



**Landscape Masterplan**  
Murton Way Bess

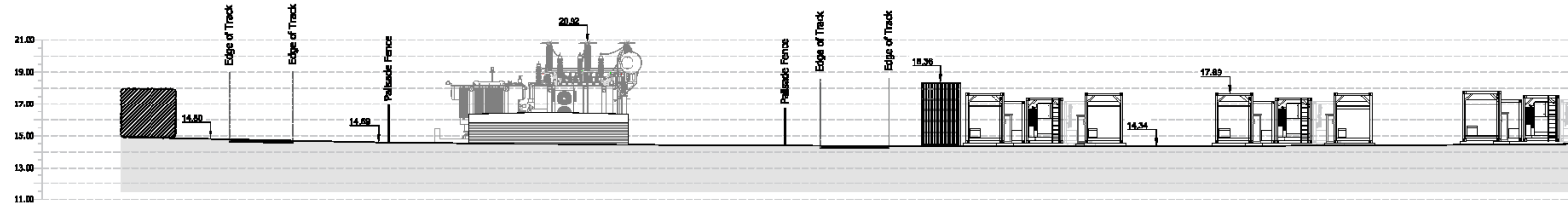
Client: Net Zero Fourteen Limited REV: C  
DRWG No: P23-1507\_EN\_0001  
Drawn by: VR Approved by: DT  
Date: 02/10/2023  
Scale: 1:1,000 @ A2

**PEGASUS GROUP**

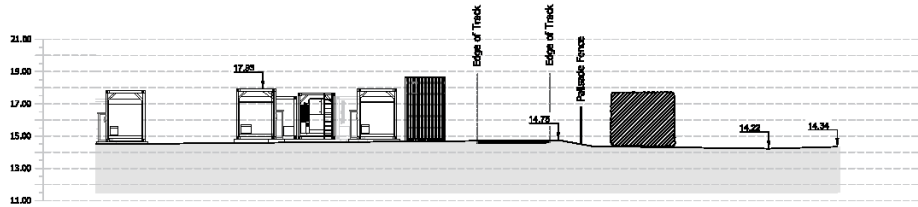


# Contextual Elevation Plans (1)

A1



1 SECTION A - A Scale: 1:100



2 SECTION A - A (Cont.) Scale: 1:100

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Revisions:

Revision	Date	Revision/Notes	Drawn	Inspected
01	17.07.23	Final Issue	PP	DL
02	26.08.23	Revised	DL	DL
03	26.08.23	Revised	DL	DL
04	26.08.23	Revised	DL	DL
05	06.10.23	Revised	DL	DL
06	15.02.24	Vegetation Update	DL	DL
07	02.03.24	Revised	DL	DL

**LEGEND:**

- PLANNING APPLICATION BOUNDARY
- MAINTENANCE ACCESS
- SITE ACCESS
- INGO ACCESS
- 3.0M PALMWOOD FENCE LINE
- 2.0M SECURITY FENCE B&B
- EXISTING OR HV CABLE
- EXISTING LV HV CABLE
- EXISTING LV HV CABLE ROUTE
- PROPOSED LV HV CABLE

**SITE INFRASTRUCTURE:**

- SECURITY GATE
- TRANSFORMER & FMU
- 120KV SUBSTATION
- CCTV CAMERA
- BACK TRANSFORMER
- BESS BATTERY UNIT
- ACB INVERTER
- BATTERY INTERFACE CABINET
- STORAGE CONTAINER
- CUSTOMER SWITCHGEAR
- SMALL WATER TANK
- WATER HYDRANT

**VEGETATION:**

- EXISTING VEGETATION
- PROPOSED VEGETATION



3 KEY PLAN Scale: 1:1000

Project: **Murton Way BESS**  
Land at Murton Way, Murton York, YO19 6UP

Applicant: **Net Zero Fourteen Limited**

Drawn by: **CADmando**

Status: **PLANNING**

Drawing Title: **Murton Way BESS Contextual Elevation Sht. 1 of 2**

Drawn: PP | Checked: DL | First issued: 17.07.2023

Project Code: FST007- | Drawing Number: EL-01

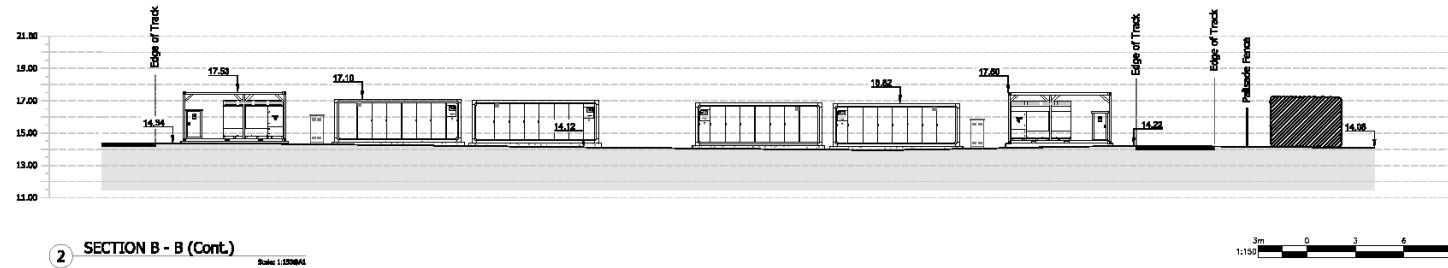
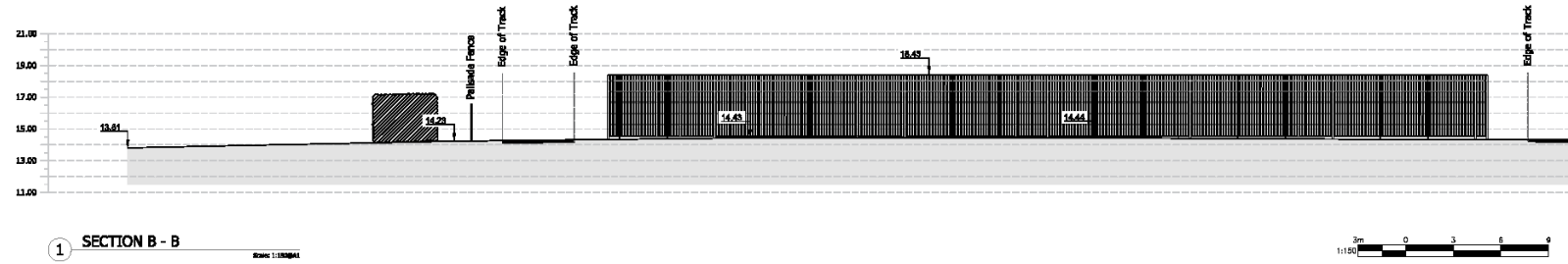
Sheet Size: A1 | Scale: A-N | Revision: 07





# Contextual Elevations (2)

A1



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Revision	Date	Revision/Notes	Drawn	Checked
01	17.07.23	Final Issue	PP	DL
02	28.05.23	Revised	PP	DL
03	28.05.23	Revised	PP	DL
04	18.03.23	Revised	PP	DL
05	05.03.23	Revised	PP	DL

- LEGEND:**
- PLANNING APPLICATION BOUNDARY
  - MAINTENANCE ACCESS
  - SITE ACCESS
  - DRG ACCESS
  - 3.4M PALMERS FENCE LINE
  - 3.0M ADAMTS FENCE LINE
  - EXISTING OR HV CABLE
  - EXISTING LV HV CABLE
  - PROPOSED LV CABLE ROUTE
- SITE INFRASTRUCTURE:**
- SECURITY GATE
  - TRANSFORMER & FBV
  - 120KV SUBSTATION
  - CCTV CAMERA
  - 33KV TRANSFORMER
  - BESS BATTERY UNIT
  - ACB INVERTER
  - BATTERY INTERFACE CABINET
  - STORAGE CONTAINER
  - CUSTOMER SWITCHGEAR
  - 380VAC WATER TANK
  - WATER HYDRANT
- VEGETATION:**
- EXISTING VEGETATION
  - PROPOSED VEGETATION

**Project:** Murton Way BSS  
Land at Murton Way, Murton  
York, YO19 5UP

**Applicant:** Net Zero Fourteen Limited

**Drawn by:** CADmando

**Status:** PLANNING

**Drawing Title:** Murton Way BSS  
Contextual Elevation Sht. 2 of 2

**Drawn:** PP  
**Checked:** DL  
**First Issued:** 17.07.2023

**Project Code:** FST007- EL-02  
**Drawing Number:**

**Sheet Size:** A1  
**Scale:** A:N  
**Revision:** 07





Photomontage:  
Viewpoint 01 –  
Existing

From Murton Way  
looking north west



**PEGASUS GROUP**

Camera make & model - Canon 5D  
Lens make & focal length - Canon EF 50mm, f/1.4 USM  
Date & time of photograph - 30/08/2023 @ 12:05  
OS grid reference - 464264, 452151

Viewpoint height (AOD) - 14m  
Distance from site - 95m  
Projection - Planar  
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1  
Field of View - 39.6° x 27°  
Height of camera AGL - 1.5m  
Page size / Image size (mm) - 420 x 297 / 390 x 260

City of York Council Planning Committee Meeting - 5th December 2024

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

**VIEWPOINT 01 – EXISTING**  
View from Murton Way looking north west



Photomontage:  
Viewpoint 01 – Year 1

From Murton Way  
looking north west



Camera make & model - Canon 5D  
 Lens make & focal length - Canon EF 50mm, f/1.4 USM  
 Date & time of photograph - 30/08/2023 @ 12:05  
 OS grid reference - 464264, 452151

Viewpoint height (AOD) - 14m  
 Distance from site - 95m  
 Projection - Planar  
 Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 3  
 Field of View - 39.6° x 27°  
 Height of camera AGL - 1.5m  
 Page size / Image size (mm) - 420 x 297 / 390 x 260

**VIEWPOINT 01 – PHOTOMONTAGE (YR1)**

View from Murton Way looking north west

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TO BE VIEWED AT A COMFORTABLE ARMS LENGTH



Photomontage:  
Viewpoint 01 – Year 15

From Murton Way  
looking north west



**PEGASUS  
GROUP**

Camera make & model - Canon 5D  
Lens make & focal length - Canon EF 50mm, f/1.4 USM  
Date & time of photograph - 30/08/2023 @ 12:05  
OS grid reference - 464284, 452151

Viewpoint height (AOD) - 14m  
Distance from site - 95m  
Projection - Planar  
Enlargement / Sheet Size - 100% @ A2

Visualisation Type - Type 3  
Field of View - 39.6° x 27°  
Height of camera AGL - 15m  
Page size / Image size (mm) - 420 x 297 / 390 x 260

**VIEWPOINT 01 – PHOTOMONTAGE (YR15)**

View from Murton Way looking north west

14

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TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

P23-1507\_EN\_07A PHOTOMONTAGES | LAND AT MURTON WAY | NET ZERO FOURTEEN LIMITED



Photomontage:  
Viewpoint 02 –  
Existing

From Site Entrance  
on Murton Way



**PEGASUS**  
GROUP

Camera make & model - Canon 5D  
Lens make & focal length - Canon EF 50mm, f/1.4 USM  
Date & time of photograph - 30/08/2023 @ 12:22  
OS grid reference - 464449, 452347

Viewpoint height (AOD) - 18m  
Distance from site - 14m  
Projection - Planar  
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1  
Field of View - 39.6° x 27°  
Height of camera AGL - 15m  
Page size / Image size (mm) - 420 x 297 / 390 x 260

**VIEWPOINT 02 – EXISTING**  
View from Site entrance on Murton Way



Photomontage:  
Viewpoint 02 – Year  
1

From Site Entrance  
on Murton Way



**PEGASUS  
GROUP**

Camera make & model - Canon 5D  
Lens make & focal length - Canon EF 50mm, f/1.4 USM  
Date & time of photograph - 30/08/2023 @ 12:22  
OS grid reference - 464449, 452347

Viewpoint height (AOD) - 18m  
Distance from site - 14m  
Projection - Planar  
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 3  
Field of View - 39.6° x 27°  
Height of camera AGL - 1.5m  
Page size / Image size (mm) - 420 x 297 / 390 x 260

**VIEWPOINT 02 – PHOTOMONTAGE (YR 1)**

View from Site entrance on Murton Way



Photomontage:  
Viewpoint 02 – Year  
15

From Site Entrance  
on Murton Way



**PEGASUS  
GROUP**

Camera make & model - Canon 5D  
Lens make & focal length - Canon EF 50mm, f/1.4 USM  
Date & time of photograph - 30/08/2023 @ 12:22  
OS grid reference - 464449, 452347

Viewpoint height (AOD) - 18m  
Distance from site - 14m  
Projection - Planar  
Enlargement / Sheet Size - 100% @ A3

Visualisation Type  
Field of View  
Height of camera AGL  
Page size / image size (mm)

- Type 3  
- 39.6° x 27°  
- 1.5m  
- 420 x 297 / 390 x 260

**VIEWPOINT 02 – PHOTOMONTAGE (YR 15)**

View from Site entrance on Murton Way



Photomontage:  
Viewpoint 04 –  
Existing

From Outgang  
Lane looking south  
east



**PEGASUS  
GROUP**

Camera make & model - Canon 5D  
Lens make & focal length - Canon EF 50mm, f/1.4 USM  
Date & time of photograph - 30/08/2023 @ 14:52  
OS grid reference - 463960 452543

Viewpoint height (AOD) - 13m  
Distance from site - 260m  
Projection - Planar  
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1  
Field of View - 39.6° x 27°  
Height of camera AGL - 1.5m  
Page size / Image size (mm) - 420 x 297 / 390 x 260

City of York Council Planning Committee Meeting - 5th December 2024

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH

**VIEWPOINT 04 - EXISTING**  
View from Outgang Lane looking south east

18



Photomontage:  
Viewpoint 04 – Year  
1

From Outgang Lane  
looking south east





Photomontage:  
Viewpoint 04 – Year  
15

From Outgang  
Lane looking south  
east



Camera make & model - Canon 5D  
 Lens make & focal length - Canon EF 50mm, f/1.4 USM  
 Date & time of photograph - 30/08/2023 @ 14:52  
 OS grid reference - 463960, 452543

Viewpoint height (AOD) - 13m  
 Distance from site - 260m  
 Projection - Planar  
 Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 3  
 Field of View - 39.6° x 27°  
 Height of camera AGL - 15m  
 Page size / Image size (mm) - 420 x 297 / 390 x 260

**VIEWPOINT 04 – PHOTOMONTAGE (YR15)**

View from Outgang Lane looking south east