Delegated report Officer: Alex Matthews

Application ref. DMOT/2026/0188

Approval of details required by Condition 17 (Exhaust and Radiator Monitoring) [PARTIAL] of permission ref. DMPA/2021/1884 relating to the development of a low utilisation standby gas fuelled embedded generation facility to support the local and national grids, including creation of earth mound and landscaping at Hoon Hay Manor, Marston Lane, Hatton, Derby, DE65 5EA

Valid date:	10/02/2026
Consults expired:	11/03/2026
EIA development?	No
Section 106 agreement?	Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

This application seeks approval of details required by conditions set out on the host permission, as described above. The host permission forms the most relevant planning history for this application.

Responses to consultations and publicity

Environment Agency:
We have reviewed the submitted documents and on this occasion the Environment Agency will not be making any formal comment on the submission for the following reason:- The Environment Agency did not request the planning condition(s) the applicant is seeking to discharge/vary. We advise you seek the views of the consultee who requested the condition on the information submitted. (24 February 2026.

County Highways:
There appears to be no material impact on the public highway and therefore the Local Highway Authority (LHA) has no further comments to make. (06 March 2026).

Environmental Health:
Does not relate to environmental health. (24 February 2026).

Consultation has been undertaken and no comments have since been forthcoming from the County Archaeologist, the Civil Aviation Authority, and Derby Airfield Safety.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are set out in the officer report relating to the host permission.

Planning considerations

This application seeks to partially discharge Condition 17 (Exhaust and Radiator Monitoring) [PARTIAL] of permission ref. DMPA/2021/1884 relating to the development of a low utilisation standby gas fuelled embedded generation facility to support the local and national grids, including creation of earth mound and landscaping at the site under the address of Hoon Hay Manor, Marston Lane, Hatton, Derby, DE65 5EA. The principle of the development has been established, and the following assessment considers only the matters which are relevant to the condition concerned.

The partial discharge of Condition 17 (Exhaust and Radiator Monitoring) of permission ref. DMPA/2021/1884 is proposed, with the applicant hereby seeking the approval of submitted exhaust and radiator monitoring documentation. As the condition requires a three-yearly recurrent monitoring report, the applicant has submitted a request for a partial discharge. The applicant has outlined within the submission that ‘the ongoing monitoring requirement will therefore remain in force. The air quality modelling was undertaken using the parameters set out in Table 2.2 (Page 7) of the Mott MacDonald report. The measured operational data for engine exhaust velocity and temperature are both lower than

the values assumed within the modelling. On this basis, the real-world emissions performance of the engines will be no greater than that assessed in the modelling exercise. Therefore, the risks to aircraft are reduced, and the equipment remains compliant with the requirements of the planning condition.'

In regard to Monitoring Method, the details of the proposed monitoring procedure were approved by the LPA as required under Condition 17 of DMPA/2021/1884, under the approval of conditions request reference DMOT/2023/0566.

In regard to the Approval of Conditions request hereby under consideration, Monitoring Results, the applicant has outlined that monitoring of the temperature and velocity of the gas flow in the exhaust of each engine, together with the temperature and exit velocity of hot air emitted from each radiator, was undertaken on 12th December 2025 in accordance with the agreed methodology. The submitted report sets out that the monitored engine velocity and temperature parameters are below the corresponding modelled values presented in the Mott MacDonald report dated November 2021.

The following details have been submitted in support of this planning submission:

- Cover Letter - Hatton Discharge No. 17
- JOB-2291 Mercia Power, Hatton - Engine 1 Report
- JOB-2291 Mercia Power, Hatton - Engine 1 Report (Vent Velocity)
- JOB-2291 Mercia Power, Hatton - Engine 2 Report
- JOB-2291 Mercia Power, Hatton - Engine 2 Report (Vent Velocity)

Planning assessment

Condition 17 (Exhaust and Radiator Monitoring) of permission DMPA/2021/1884 states the following:

Condition: Within one month of completion of the development and then a minimum of every three years thereafter, monitoring of the temperature and velocity of the gas flow in the exhaust of each engine shall be undertaken in accordance with details that shall first be submitted to, and agreed in writing by, the Local Planning Authority. Details of the velocity and temperature of the resulting hot air emitted from each radiator shall also be provided to the Local Planning Authority to demonstrate that the exit velocity and temperatures are no higher than set out in the existing Mott MacDonald report dated November 2021. Should actual results be found to be higher than the modelling figures set out in the existing Mott MacDonald report dated November 2021, suitable mitigation measures shall be set out in the same report.

Reason: To assess whether velocity and temperature emissions are stable and do not exceed the modelling figures set out in the Mott MacDonald Report.

The details submitted regarding the partial discharge of Condition 17 (Exhaust and Radiator Monitoring) of the planning approval referenced DMPA/2021/1884 have been reviewed and considered in the context of the initial approval, and with regard to any potential wider implications on the site and beyond.

Technical input has been requested from relevant consultees including the Environment Agency, the County Highways Authority, the Environmental Health team, the County Archaeologist, the Civil Aviation Authority, and Derby Airfield Safety. The application submission has been reviewed by Officers. There have been no technical objections received in regard to the proposed submission. On this basis it is considered that the submitted details are acceptable, are in accordance with the partial discharge of Condition 17 (Exhaust and Radiator Monitoring) of the planning approval referenced DMPA/2021/1884, and can be approved in relation to this condition.

The following details in respect of the partial discharge of Condition 17 (Exhaust and Radiator Monitoring) of DMPA/2021/1884 are considered by the LPA to be acceptable and are hereby approved in relation to this condition:

- Cover Letter - Hatton Discharge No. 17

- JOB-2291 Mercia Power, Hatton - Engine 1 Report
- JOB-2291 Mercia Power, Hatton - Engine 1 Report (Vent Velocity)
- JOB-2291 Mercia Power, Hatton - Engine 2 Report
- JOB-2291 Mercia Power, Hatton - Engine 2 Report (Vent Velocity)

Recommendation

Approve

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	24/03/2026
Report agreed:	02/04/2026
Authorised officer:	Sarah Beeby