

25/01754/HAZARD

Applicant Uniper UK

Location Uniper UK Ratcliffe On Soar Power Station Green Street Ratcliffe On Soar Nottinghamshire

Proposal Removal of hazardous substances from the process and storage tanks completed and surrender of Hazardous Substance Consent under 07/02511/HAZARD

Ward Gotham

THE SITE AND SURROUNDINGS

1. The application relates to the former Ratcliffe on Soar Power Station which is currently undergoing decommissioning following the cessation of coal-fired power generation on 30th September 2024. The site is located to the north of the A453 and to the east of East Midlands Parkway and mainline railway line. East Midlands Airport is located approximately 4km to the south west.
2. A Local Development Order for the redevelopment of the power station site was approved under 22/01339/LDO. Prior approval was granted in September 2025 for the demolition of the main Ratcliffe-on-Soar Power Station buildings and associated structures under reference 25/01303/DEMOL.

DETAILS OF THE PROPOSAL

3. An application for Hazardous Substance Consent for the storage of fuel oil for the start-up of the boiler furnace; and ammonia for the purposes of control at the facility, was approved in 2008 under reference 07/02511/HAZARD. The plans and details of the proposal can be found [here](#).
4. Following the cessation of power generation, the storage of the above hazardous substances is no longer required. The operator has therefore made a request for the Hazardous Substance Authority (Rushcliffe Borough Council) to revoke the Hazardous Substances Consent under the Planning (Hazardous Substances) Act 1990. The plans and details of the proposal can be found [here](#).
5. The matter is referred to the Committee because there are no delegated powers for Officers to revoke Hazardous Substances Consents.

SITE HISTORY

There is extensive planning history in relation to the former power station. The following are of relevance to this application:

6. 07/02511/HAZARD- Application for Hazardous Substance Consent for the existing storage of fuel oil greater than 500 tonnes to be used during start up of the boiler furnaces, and for ammonia (max. 167 tonnes) to be used for the purpose of process control at the facility. Approved in 2008.

7. 22/01339/LDO- Proposed Local Development Order for development at Ratcliffe on Soar Power Station. Granted in 2023.
8. 23/00674/DEMOL- Prior Approval of the demolition of Two Southernmost Cooling Towers. Granted in 2023
9. 25/01303/DEMOL- Prior Approval of the demolition of the main Ratcliffe-on-Soar Power Station buildings and associated structures. Granted in 2025.
10. 25/02015/LDO- Proposed revisions to Ratcliffe on Soar Local Development Order. Pending Consideration.

REPRESENTATIONS

Ward Councillor(s)

11. Ward Councillor (Cllr R Walker) raises no objection subject to the relevant technical consultees being satisfied.

Town/Parish Council

12. No comments.

Statutory and Other Consultees

13. The Environment Agency have no formal comments to make. The site is no longer active and is in decommissioning prior to demolition and as such all hazardous material will have been removed from site.
14. The Health and Safety Executive comment that as the revocation application is not concluded yet, no changes to the paperwork/ removal of consent can be undertaken by HSE until the official revocation document containing the official seal from the Secretary of State has been received.
15. NCC Planning Policy Team does not have any comments to make.
16. Rushcliffe Borough Council Environmental Health noted that the power station is undergoing decommissioning and the covering letter confirms that hazardous substances and tanks have been removed. There are no comments in respect of the surrender of the Hazardous Substances Consent.

Local Residents and the General Public

17. No comments.
18. All comments can be read in full [here](#).

PLANNING POLICY

19. The relevant legislation is contained within The Planning (Hazardous Substances) Act 1990.

APPRAISAL

20. An application for Hazardous Substance Consent was granted in 2008 in relation to the storage of fuel oil and ammonia in connection with the operation of the power station. Despite the cessation of electricity generation on 30th September 2024 and ongoing decommissioning of the power station the consent remains valid.
21. The applicant has applied for the revocation of the Hazardous Substance Consent to facilitate the future redevelopment of the site through the Local Development Order, as the existence of this consent currently presents a potential constraint to redevelopment. The continued consent to store these substances serves no useful purpose following the closure of the power station and the existence of the consent acts as a potential risk that could deter future developers.
22. The Hazardous Substances: Planning Practice Guidance states in para 006: *If an operator wants to give up the consent or reduce the maximum quantity of hazardous substances for which it has consent it should discuss this with the hazardous substances authority. There is no procedure for giving up consent set out in legislation however alternative arrangements may be made (eg the hazardous substances authority may revoke the consent and make a separate agreement with the operator to waive compensation).*
23. In this instance the appropriate route would be to revoke the consent under section 14(1) of The Planning (Hazardous Substances) Act 1990. This states: *"The hazardous substances authority may by order revoke a hazardous substances consent or modify it to such extent as they consider expedient if it appears to them, having regard to any material consideration, that it is expedient to revoke or modify it".*
24. The revocation would be subject to confirmation by the Secretary of State under section 15 of the Act.
25. Under 16(1) of the Act, a hazardous substances authority may be liable to a claim for compensation relating to a revocation made under section 14(1) where damages are suffered as listed under 16(2) of the Act. In this instance it is the applicant who has made the request for the hazardous substance consent to be revoked and not the hazardous substances authority (local planning authority). For this reason, a claim is not anticipated.
26. For the reasons set out above it is recommended that the Hazardous Substance Consent reference 07/02511/HAZARD be revoked in line with Section 14(1) of the Planning (Hazardous Substances) Act 1990.

RECOMMENDATION

That an Order, under section 14(1) of the Planning (Hazardous Substances) Act 1990, revoking hazardous substances consent 07/02511/HAZARD, to remove consent for the storage of fuel oil and ammonia at Ratcliffe on Soar power station, be made and submitted to the Secretary of State for confirmation.