STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Application no: SMD/2023/0263

Determined on: 5th January 2024

**Town and Country Planning Act 1990**
**Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)**

# FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

**Location of Development:**
LAND OFF Draycott Cross Road Brook Houses Cheadle Staffordshire

**Description of Development:**
Proposed Development of a Battery Storage System, associated infrastructure and access

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
   - Location Plan (059-PL-ST101UD-001 REV C)
   - Proposed Plan (059-PL-ST101UD-101 REV E)
   - Proposed Heights Parameter Plan (059-PL-ST101UD-101 REV C)
   - Micro siting plan (059-PL-ST101UD-102 REV C)
   - Proposed Elevations (059-PL-ST101UD-201 REV C)

- Welfare and Control Room 2 (1:100 dated 19.06.23)
- Storage Room 2 (1:100 dated 19.06.23)
- Private Substation (1:100 dated 19.06.23)
- Inverter & Transformer Skid (1:100 dated 19.06.23)
- Battery Container (1:100 dated 19.06.23)
- Transformer (1:50 dated 19.06.23)
- DNO Room 2 (1:100 dated 19.06.23)
- CCTV Plan (1:50 dated 19.06.23)
- Access Gate Plan (1:50 dated 19.06.23)
- Paladin Fence (1:50 dated 19.06.23)
- Landscape Plan (3302-01-L-01 Rev A)

Reason: For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. No development shall take place until a Construction Environment Management Plan (CEMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:
   - A site compound with associated temporary buildings:
   - The parking of vehicles of site operatives and visitors;
   - Loading and unloading of plant and materials;
   - Storage of plant and materials used in constructing the development;
   - Wheel wash facilities;
   - Mechanical road sweeper for existing carriageway;
   - Measures to control the emission of dust and dirt during construction; and, Construction Traffic Management Plan.
   - the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;
   - the method and duration of any pile driving operations (including expected starting date and completion date);
   - pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;
     the arrangements for prior notification to the occupiers of potentially affected properties;
   - the responsible person (e.g. site manager / office) who could be contacted in the event of complaint
   - a scheme to minimise dust emissions arising from earth moving and construction activities on the site,
   - a scheme for recycling/disposal of waste resulting from the construction works;
   - details of measures to protect the public footpaths and amenity of users of the pubic footpaths crossing the site during the construction works,

- any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records shall be retained for inspection by officers of the Local Planning Authority.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Local Plan Policies SS1 and SD4, and the National Planning Policy Framework. Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents, the surrounding environment and the functioning of the highway network prior to commencement of any building or engineering works on site.

4. The development hereby permitted shall not be brought into use until the visibility splays shown on drawing 3302-01-D01 have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

   Reason: In the interests of highway safety.

5. Before the proposed development is commenced details of improvement of the access comprising widening, strengthening and surfacing of the access and return of access to lower standard access once construction period is over, shall have been first submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be improved in accordance with the approved drawings before the construction commences and returned to the agreed lower standard prior to the development being brought into use.

   Reason: In the interests of highway safety.

6. Before the development commences, the turning area shown on the approved drawing shall be provided. The turning area shall thereafter be retained for the purposes of turning of construction vehicles for the duration of the construction works.

   Reason: In the interests of highway safety

7. No development shall take place until such time that a Landscape and Ecology Management and Maintenance Plan for the life of the development has been submitted to and approved in writing by the Local Planning Authority. It shall include the following, although this list is not exhaustive:
   - Details of habitat creation and species enhancements;
   - Updated Biodiversity Net Gain BNG calculation using latest Defra metric and UK Habs baseline and post-intervention plans;

- Proposals to achieve BNG
- Soil preparation details;
- Location of species habitat features
- Appropriate planting/ seeding specifications;
- Footpath infrastructure
- Timetable for implementation
- Long-term habitat management plan (30 years).

Thereafter, the development shall be carried out and subsequently managed strictly in accordance with the approved Landscape and Ecology Management and Maintenance Plan and timetable.

Reason: To reflect the importance of the soft landscape mitigation proposals for the local landscape character and ecology, in accordance with Local Plan Policies DC3, NE1 and NE2, and the National Planning Policy Framework.

8. No development shall begin until the final detailed surface water drainage design has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The design shall be based upon surface water drainage strategy outlined in the Flood Risk Assessment and Drainage Strategy Document (KRS.0310.065.R.001.G) and as shown upon Revision G the proposed Surface Water Drainage Layout and must demonstrate:
• The final, detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system (attenuation basin), SuDS features (Swale System) and the outfall arrangements.
• The final design shall include the finished floor level (FFL) of any essential infrastructure. To mitigate against surface water, the FFL of all essential infrastructure shall be 150mm above the surrounding ground where appropriate. At the very minimum (and where level access is required), all surrounding ground shall slope away from essential infrastructure to ensure that surface water does not affect the proposed development.
• A management plan to detail the maintenance requirements of the drainage system, including a named body responsible for undertaking maintenance of the system over its design life.

Development shall be carried out and managed in accordance with the approved surface water drainage design.

Reason: To reduce the risk of surface water flooding to the development and surrounding properties over the lifetime of the development.

9. No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the site indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of

any to be retained together with measures for their protection during the course of development, also the number, species, heights on planting and positions of all additional trees, shrubs and bushes to be planted.

Reason: In the interests of visual amenity and biodiversity.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

    Reason: In the interests of visual amenity and biodiversity.

11. No development shall take place including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access until such time that temporary tree protection barriers and advisory notices are erected for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations and as set out in the submitted Arboricultural Report (Urban Green dated February 2023), and these shall be retained in position for the duration of the period that development takes place.

    There shall be no removal of trees, shrubs etc shall take place between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds and the results submitted to and approved in writing by the Local Planning Authority. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.

    Reason: In the interests of the protection of trees which contribute to the character and appearance of the area and biodiversity and in accordance with Local Plan Policies DC3, NE1 and NE2, and the National Planning Policy Framework.

12. Development shall not commence until a site risk assessment has been undertaken to assess the nature and extent of any contamination on the site, in accordance with a scheme to be agreed in writing by the Local Planning Authority. Once completed, a written report of the findings and recommendations shall be submitted and approved in writing by the Local Planning Authority.

If the site risk assessment indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been submitted and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, submitted and approved in writing by the Local Planning Authority.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

13. No top soil or fill material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.

    Reason: To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

14. Details of artificial of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. No artificial lighting shall be installed except in complete accordance with the approved details. The artificial lighting incorporated into this site in connection to this permission shall not increase the pre-existing illuminance or cause at the adjoining light sensitive locations (residential) when the light (s) is (are) in operation.

Reason: To protect the local amenities of the local residents by reason of excess of luminance.

15. (i) The machinery, plant or equipment including installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014.

    (ii) Within three months of the first generation of electricity from the site, a site specific noise assessment shall be completed in compliance with section below and submitted to and approved in writing by the Local Planning Authority

    Reason: To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

16. Within 40 years of the site being brought in to operational use, or within 12 months of the cessation of operational use, or within six months following a permanent cessation of construction works prior to the battery facility coming into operational use, whichever is the sooner, the batteries, transformer units, inverters, all associated structures and fencing approved shall be dismantled and removed from the site. The developer shall notify the Local Planning Authority in writing no later than 28 working days following cessation of power production. The site shall subsequently be restored to a pasture field in accordance with a scheme and timescale, the details of which shall be first submitted to and approved in writing by the Local Planning Authority no later than six months following the cessation of power production. (Note: for the purposes of this condition, a permanent cessation shall be taken as a period of at least 24 months where no development has been carried out to any substantial extent anywhere on the site).

    Reason: In the interests of the Green Belt and character and appearance of the area, in accordance with Local Plan Policies DC3 and DC4, and the National Planning Policy Framework.

17. No development shall commence until;
    a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
    b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.
    The intrusive site investigations and remedial works shall be carried out in accordance

with authoritative UK guidance.

Reason: In order to ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

18. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority and approved in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

    Reason: In order to ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

19. No development shall commence until details of mechanisms for the maintenance of electrical elements together with an overarching fire safety precaution statement for the development has been submitted to, and approved in writing by the Local Planning Authority (following consultation with the Fire Authority). Thereafter the battery storage facility shall operate in accordance with the measures outlined in the fire safety precaution statement and an annual inspection shall be carried out and a report submitted to the Local Planning Authority to demonstrate compliance.

    Reason: In the interests of fire safety.

20. No development shall commence until the Emergency Response Plan has been submitted to, and approved in writing by the Local Planning Authority (following consultation with the Fire Authority). The Emergency Response Plan must prescribe measures to facilitate safety during the construction, operation and decommissioning of the battery storage facility, including the protocols to manage a fire during the operation and decommissioning. Thereafter the battery storage facility shall operate in accordance with the measures outlined in the Emergency Response Plan and an annual inspection shall be carried out and a report submitted to the Local Planning Authority to demonstrate compliance.

    Reason: In the interests of fire safety.

**Informatives**

1. The construction of the bellmouth shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order

to meet any potential timescales. https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx Highways Agreements - Staffordshire County Council

2. Consent is required for any works associated with the development which may impact upon the flow within the ordinary watercourse along the sites northern boundary.

3. If any public right of way needs diverting as part of these proposals the developer must apply under section 257 of the Town and Country Planning Act 1990 to divert the public rights of way to allow the development to commence. For further information the applicant must read section 7 of DEFRA's Rights of Way Circular (1/09). Guidance should be sought from Staffordshire County Council as Highways Authority, regarding the exact position of the Public Right of Way shown on the Definitive Map. For any right of way requiring a temporary closure, please see the County Council website for guidance and an application form.

4. Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

   - The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

| **Illuminated area m2** | **Zone E1** | **Zone E2** | **Zone E3** | **Zone E4** |
|---|---|---|---|---|
| Up to 10.00 | 100 | 600 | 800 | 1000 |
| Over 10.00 | n/a | 300 | 600 | 600 |

| **Environmental Zones** | | | |
|---|---|---|---|
| **Zone** | **Surrounding** | **Lighting Environment** | **Examples** |
| E0 | Protected | Dark | UNESCO Starlight Reserves, IDA Dark Sky Parks |
| E1 | Natural | Intrinsically dark | National Parks, Areas of Outstanding Natural Beauty etc. |
| E2 | Rural | Low district brightness | Village or relatively dark outer suburban locations |
| E3 | Suburban | Medium district brightness | Small town centres or suburban locations |
| E4 | Urban | High district brightness | Town/city centres with high levels of night-time activity |

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

- Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise (ProPG), British Standard BS8233:Sound insulation and noise reduction for buildings (Code of Practice), BS 4142 (2014+A1:2019)(Method for Rating and assessing industrial and commercial sound) and/or the Building Regulations 2010 Document E or other appropriate guidance.

- During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

- The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councilshttp://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf

- Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)

- If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm

- Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.
- The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become and "appropriate person". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
- Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.
- During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes.
- The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted.

Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.

- Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

5. For online advice on construction site security, the applicant's attention is directed to the following publications from recognised bodies:
   - Construction Site Security – A Guide (British Security Industry Association)
   - Construction Site Security Guide 2021 (Secured by Design)
   - Construction Site Security Guide (National Business Crime Centre)'

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**

STAFFORDSHIRE moorlands DISTRICT COUNCIL

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## NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel:0333 880 2000.

1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.

2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

5. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

6. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks

of the date of this notice.

7. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

10. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

11. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

12. Domestic sprinklers
    Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install.
    Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building.
    The chance of an accidental discharge is 16,000,000:1
    If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)

13. Working smoke alarms correctly positioned in your home can save your life.

The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month. Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.