



Paul Butler Associates

Planning, Development & Heritage Consultants

01 November 2024

Planning
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Sir / Madam

Application Reference: SMD/2022/0444
Land East of Cellarhead Substation: Erection of a Flexible Energy Facility
Discharge of Condition Application 3

On behalf of my client Ameresco, I am pleased to submit a discharge of condition application for the above site.

The condition we are seeking approval for under this application are conditions: 12 (Landscaping); 14 (Landscape Maintenance and Management Plan); 18 (Detailed Drainage Design and Management); 19 (Landscape and Ecology Management Plan).

The submitted documents are to be read in conjunction with the non-material changes proposed under NMA/2024/0027.

The schedule below outlines the information submitted in support of this application. Payment of the application fee has been made with the application submission.

Schedule

Condition Number / Requirement	Submitted Information
Condition 12: Landscaping	The following information is submitted to discharge this condition: - Landscape Planting Plan Sheet 1 of 2 (dwg no. CELDC-SH-ELS-DR-LS-001 Rev 04) - Landscape Planting Plan Sheet 2 of 2 (dwg no. CELDC-SH-ELS-DR-LS-002 Rev 02) - Illustrative Landscape Y10 Planning Sections Sheet 1 of 3 (dwg no. CELDC-SH-ELS-DR-LS-003 Rev 01) - Illustrative Landscape Y10 Planning Sections Sheet 2 of 3 (dwg no. CELDC-SH-ELS-DR-LS-004 Rev 01) - Illustrative Landscape Y10 Planning Sections Sheet 3 of 3 (dwg no. CELDC-SH-ELS-DR-LS-005 Rev 01). All prepared by Stephenson Halliday and as submitted for reference in respect of the Non Material Amendment Application NMA/2024/0027.

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Condition Number / Requirement	Submitted Information
	- Soft Landscape Mitigation Plan, Landscape Maintenance Management Plan and Landscape and Ecology Management Plan. Report ref P2568 / 1024 /02 (prepared by CBE Consulting).
Condition 14: Landscape Maintenance and Management Plan	The following information is submitted to discharge this condition: - Soft Landscape Mitigation Plan, Landscape Maintenance Management Plan and Landscape and Ecology Management Plan. Report ref P2568 / 1024 /02 (prepared by CBE Consulting).
Condition 18: Drainage Design	The following information is submitted to discharge this condition: - MJF-JBA-XX-XX-CA-D-0002-A2-P02 Greenfield Runoff Calculations - MJF-JBA-XX-XX-DR-D-0001-A2-P08 General Arrangement Sheet 1 - MJF-JBA-XX-XX-DR-D-0002-A2-P08 General Arrangement Sheet 2 - MJF-JBA-XX-XX-DR-D-0003-P05 Manhole Details - MJF-JBA-XX-XX-DR-D-0004-P07 Hydrobrake Details - MJF-JBA-XX-XX-DR-D-0005-P05 Permeable Surface Details - MJF-JBA-XX-XX-DR-D-0006-P07 Pond & Headwall Details - MJF-JBA-XX-XX-DR-D-0007-P08 Land Drainage Diversion - MJF-JBA-XX-XX-DR-D-0008-P06 Exceedance Plan - MJF-JBA-XX-XX-DR-D-0009-P06 Drainage Long Section 1 - MJF-JBA-XX-XX-DR-D-0010-P006.1 Drainage Long Section 2 - MJF-JBA-XX-XX-RP-D-0003-A2-P03 Info Drainage Modelling Outputs - MJF-JBA-XX-XX-TN-Z-0001-A2-P04 Maintenance Schedule - MJF-JBA-XX-XX-TN-Z-0002-A2-P05 Drainage Proposals and Response to Planning. All documents prepared by JBA Consulting. The supporting information justifies the location of the pond. The position indicated in the planning permission was purely indicative and was labelled 'to be confirmed'. That position was not based on any technical analysis of the site levels or engineering solution and as such the location proposed now is demonstrated to be suitable and technically viable. Please refer to submitted technical note for further detail.
Condition 19: Landscape and Ecology Management Plan	The following information is submitted to discharge this condition: - Soft Landscape Mitigation Plan, Landscape Maintenance Management Plan and Landscape and Ecology Management Plan. Report ref P2568 / 1024 /02 (prepared by CBE Consulting). - Appendix A Biodiversity Metric Calculation.

We trust that the above information is satisfactory for the purpose of validating the discharge of condition application, however should you have any questions please don't hesitate to get in contact.

Yours faithfully

Julian Austin

Julian Austin BSc (Hons) MPLAN MRTPI

Associate Director

C.c Ameresco