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Surface Planning
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C/O Agent

Application no: SMD/2024/0055

Determined on: 12th February 2025

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 SOUTH OF CELLARHEAD SUBSTATION AND WEST OF Rownall Road Wetley Rocks Staffordshire

Description of Development:

Erection of a Flexible Energy Facility, associated works, landscaping and habitat creation

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 five 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. Subject to compliance with the requirement of any other condition, the development hereby permitted shall be carried out in accordance with the following approved plans:

00 ROWNALL ROAD-102 – Site Access
00 ROWNALL ROAD-103 REV E – Site Layout

00 ROWNALL ROAD-104 REV F – BESS Site Layout
 00 ROWNALL ROAD-107 REV D – Whole Site - Cross Sections 1 of 2
 00 ROWNALL ROAD-107 Sheet 2 REV D - Whole Site - Cross Sections
 00-ROUNDALL ROAD-301 – Battery Containers
 00-ROUNDALL ROAD-302 – Invertor
 00-ROUNDALL ROAD-304 – Customer Switchgear Container
 00-ROUNDALL ROAD-305 – Customer Control Room
 00-ROUNDALL ROAD-306 – Auxiliary Transformer
 00-ROWNALL ROAD-307 – Acoustic Fence and Gate
 00-ROWNALL ROAD-308 – DNO GRP
 00 ROWNALL ROAD-309 Sheet 1 Rev B – Substation Location
 00 ROWNALL ROAD-309 Sheet 2 Rev B – Substation Plan View
 00 ROWNALL ROAD-309 Sheet 3 Rev B – Substation Cross Sections
 00 ROWNALL ROAD-311 REV B - 760,000L Water Storage Tank
 00 ROWNALL ROAD-312 – Pumping Station Container
 00 ROWNALL ROAD-401 REV D - Footpaths
 00 ROWNALL ROAD-503 Rev C – FH Locations
 00 ROWNALL ROAD-504 – BESS Water Connection Layout
 00-ROUNDALL ROAD-505 – Battery Containers – Sprinkler System
 001_LANDSCAPE_MITIGATION_PLAN_REV01 – Landscape Mitigation Plan
 1629-03 – Tree Protection Plan

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

3. Notwithstanding the submitted details, no development shall take place until such time that full details of the following have been submitted to and approved in writing by the Local Planning Authority:-

Fencing, retaining structures and any other means of enclosure
 Hard surfacing, including materials and colour finish
 Facing materials of all ancillary structures, including finished colour

The development shall be carried out strictly in accordance with the approved details.
 All acoustic fencing shall be erected prior to first operation of the site.

Reason:- To protect the character and appearance of the area, residential amenity, flood risk and biodiversity

Construction & Demolition Impacts

4. During the construction phase the following must be adhered to at all times:-
 a) 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 should be retained for inspection by officers of the Local Planning Authority;

b) No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority;

c) Any generator used during the construction phase should be suitably enclosed and attenuated so it is inaudible inside any neighbouring residential property.

Reason: To protect the amenities of the area during construction

Construction & Demolition works: Time of operations

5. All construction works and deliveries shall be restricted to the following times of operations:

- a. 08:00 - 18:00 hours (Monday to Friday);
- b. 08:00 - 13:00 hours (Saturday); and,
- c. No working is permitted on Sundays or Bank Holidays.

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

Report of Unexpected Contamination

6. In the event that contamination, including any suspected asbestos containing materials (e.g. bonded cement), is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, and is subject to the approval in writing of 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.

Maintenance of Batteries

7. All equipment and infrastructure associated with this development must be constructed and maintained throughout the life of the development so as to prevent any discharges or spillage that may cause pollution of the surrounding land, underground strata or watercourses.

Reason: To prevent pollution of the Environment

External Lighting

8. Details of external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance 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.

Construction Traffic

9. No development shall take place, until a revised Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) a site compound with associated temporary buildings;
 - ii) the parking of vehicles of site operatives and visitors;
 - iii) loading and unloading of plant and materials;
 - iv) storage of plant and materials used in constructing the development;
 - v) wheel wash facilities;
 - vi) mechanical road sweeper for existing carriageway; and,
 - vii) photographic survey of the Rownal Road/Access Track junction pre and post construction and proposals/commitment to rectify any damage.

Reason: To comply with NPPF Paragraph 114; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to carry out the works with a minimum of disruption to local residents.

Archaeology

10. A) Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication.
- B) The archaeological site work shall thereafter be implemented in full in accordance

with the written scheme of archaeological investigation approved under condition (A).
C) The development shall not be occupied until the site investigation and post excavation assessment has been completed in accordance with the written scheme of archaeological investigation approved under condition (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: To protect archaeological interests.

Landscape/Visual Impact

11. Notwithstanding the submitted details, no development including site clearance and levelling shall commence until such time that a detailed hard and soft landscape mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Landscape Mitigation Plan (001_LANDSCAPE_MITIGATION_PLAN_REV01) and be at an appropriate scale. The development shall subsequently be carried out strictly in accordance with the approved details. The soft landscape proposals approved shall be implemented in the first growing season after construction has commenced and replacement of dead, diseased or dying stock should be undertaken in accordance with the Landscape Maintenance and Management plan to be approved under Condition 13.

Reason:- To protect the character and appearance of the area and to provide screening from adjacent public rights of way.

12. No development including site clearance and site stripping shall take place until such time that a Landscape Maintenance and Management Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority including measures for its operation for the life of the development. The LMMP shall include for the replacement of failed stock for the first 10 years after planting. The development shall be carried out strictly in accordance with the approved LMMP.

Reason: To reflect the importance of the soft landscape mitigation proposals for the local landscape character.

13. No development shall commence including site stripping and clearance until such time that a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP should include amongst other matters existing and proposed finished floor levels, full detail of the excavation and bund formation processes including detailed drawings and method statements for the proposed raised and excavated earthworks (bunds, substation area etc) and information to demonstrate that the movement of material within the site will be a neutral operation. The development shall be carried out strictly in accordance with the approved details. For the avoidance of doubt, all bunding shall be completed prior to first operation of the site.

Reason: To ensure that the development integrates satisfactorily into its surroundings.

14. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds.

Reason:- In the interests of the protection of important landscape features which contribute to the character and appearance of the area, biodiversity and protected species.

15. 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 or the prevailing standard and these shall be retained in position for the duration of the period that development takes place. The fencing shall be erected in accordance with the Tree Protection Plan (Referenced: 1629-003). Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.

Reason:- In the interests of the protection of trees which contribute to the character and appearance of the area and biodiversity.

Drainage

16. No development shall begin until the final detailed surface water drainage design has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority. The final design must conform to the design detail summarised in the Flood Risk Assessment & Drainage Strategy Report for Land West of Rownall Road, Cheddleton (December 2023), and as shown upon the preliminary surface water drainage layout drawing AVON101/100C/P Revision C in Appendix E of the aforementioned document.

The design must further demonstrate:

- A surface water drainage system designed in accordance with the non technical standards for sustainable drainage systems (DEFRA, March 2015);
- A maximum discharge rate of 30.1 l/s;
- The use of above ground SuDS features to provide the required volume of storage to

achieve the restricted discharge rate;

- Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system, SuDS features and the outfall arrangements, including pumping arrangement.

Performance calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and critical storm durations (15 mins up to 48 hours), to include as a minimum the 1:2 year, 1:30 year and the 1:100-year plus climate change return periods.

The hydraulic modelling design shall use FEH Rainfall Data and shall apply a 40% allowance upon rainfall to model the impact of climate change;

- A plan showing the total impermeable/ permeable areas of the development layout shall be submitted alongside the drainage design to confirm the contributing areas within the hydraulic model;
- Provision of an acceptable management and maintenance plan to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development. To include the name and contact details of the body(-ies) responsible.

The development shall thereafter proceed in accordance with the approved details.

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

Ecology/Biodiversity

17. Notwithstanding the submitted detail, no development including site stripping and site clearance shall commence until such time that a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall be based on the BNG Biodiversity Impact Assessment January 2024 (Rev 2) and Metric, the Ecological Impact Assessment (Rev 1) (October 2024), and the Landscape Mitigation Plan (001_LANDSCAPE_MITIGATION_PLAN_REV01). The LEMP shall, amongst other matters, demonstrate and/or provide:
- a) Precautionary method statements for protected species during construction
 - b) Details of the proposed habitat enhancement, creation and management to also include a drawing to show the specific parcels where mitigation will be delivered

for curlew and skylark and details of how the necessary long-term management for curlew, skylark, reed bunting and linnet will be secured

- c) Sensitive lighting scheme to minimise disturbance to wildlife
- d) Minimum 20m buffer zone adjacent to watercourse
- e) An Ecology Enhancement Plan to show proposed enhancement features, namely bat and bird box locations, numbers, and specification
- f) Updated BNG calculation using latest Defra metric and UK Habs baseline and post intervention plans
- g) Biodiversity Gain Plan and Habitat Management and Monitoring Plan (HMMP) to demonstrate how the stated BNG will be achieved
- h) Soil preparation details
- i) Appropriate planting/ seeding specifications
- j) Timescale for implementation
- k) Long-term habitat management plan

The development shall be carried out strictly in accordance with the approved LEMP

Reason:- In the interests of biodiversity enhancement and to ensure a net gain in biodiversity

18. Notwithstanding the submitted detail, no development including site clearance and site stripping shall take place until such time that a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. It shall set out protection and mitigation measures for protected species during construction and site establishment. The development shall subsequently be carried out strictly in accordance with the approved LEMP

Reason:- In the interests of protected species.

19. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR148, or a 'Further Licence') and with the proposals detailed on plan "Land South of Cellarhead Substation: Impact plan for great crested newt District Licensing Sheets 1-2 (Version 1)", dated 26th November 2024.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR148, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

20. No development hereby permitted shall take place unless and until a Certificate from the Delivery Partner (as set out in the District Licence WML-OR148, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with has been submitted to and approved

in writing by the LPA authority and the LPA has provided authorisation for the development to proceed under the District Newt Licence.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Site Safety

21. No battery unit or associated electrical equipment shall be brought on site 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). This statement should be guided by the "Grid scale battery energy storage system planning – Guidance for Fire and Rescue Services" published by the National Fire Chiefs Council (NFCC). Thereafter, the battery storage facility shall operate in accordance with the measures outlined in the approved Fire Safety Precaution Statement.

Reason: In the interests of the safe and effective operation of the site operates in a safe.

22. The site shall be operated in accordance with the technical and safety information within the submitted Battery Storage Safety Management Plan (dated 29th May 2024). This shall include agreeing an Emergency Response Plan for the site with Staffordshire Fire and Rescue Service to facilitate Fire and Rescue responders to the site with technical and tactical information about the site and best approaches in the event of a fire event. The Emergency Response Plan shall include the avoidance of firefighting products (e.g. Aqueous Film Forming Foam) containing perfluoroalkyl and polyfluoroalkyl substances (PFAS) where possible. A copy of the completed and approved Emergency Response Plan shall be sent to the Local Planning Authority prior to first operation.

Reason: In the interests of the safe and effective operation of the site operates in a safe.

Protection and enhancement of public footpaths

23. Prior to the commencement of development including site clearance and stripping a scheme for the protection and enhancement of public footpaths (the 'Scheme') shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include:
- a) measures to protect the public footpaths Cheddleton FP49, Cheddleton FP58, Cheddleton FP59 and Cheddleton FP60 during construction
 - b) measures to improve and promote these public footpaths post construction in

conjunction with Staffordshire County Council Rights of Way Officer with timescale for implementation

- c) details of the proposed diversion route to be secured via s.257 of The Town and Country Planning Act 1990 (as amended)

The development shall subsequently be carried out strictly in accordance with the approved Scheme.

Reason:- To protect and enhance the local public footpath network.

Site Restoration

24. Within 40 years following completion of construction of the development hereby permitted, 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 twenty-eight 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.

Temporary Compound

25. Prior to the commencement of development including site clearance and stripping full details of the temporary compound to be established on site shall be submitted to the Local Planning Authority for its written approval. It should include amongst other matters level information, hard surfacing, means of enclosure, earthworks/bunding and a statement ('Statement of Condition') showing the condition of the site before works begin. The development shall be carried out strictly in accordance with the agreed details and the compound provided before any work on site commences including site clearance and stripping. The temporary use of the land for the compound shall be discontinued and the land restored to its former condition on completion of the construction of the development hereby approved in accordance with a scheme of work and timescale (which shall be based on the Statement of Condition) and which has first been submitted to and approved by the Local Planning Authority.

Reason:- In the interests of the character and appearance of the area and amenity of nearby residents.

Noise

26. (i) The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed L_{Atr} 35dB between the hours of 07.00–23.00 (measured over 15 minute at the nearest sound-sensitive premises) and shall not exceed L_{Atr} 27 dB between 23.00–07.00 (measured over 15 minute at the nearest sound-sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014 + A1:2019) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

Any deviations from the time interval stipulated above shall be agreed upon in writing with the local planning authority.

- (ii) Prior to first use a compliance test should be undertaken by the operator to demonstrate compliance with the required rating noise levels at the properties listed in section 4.10 of the submitted acoustic design specification Ian Sharland Limited M5485 dated 25/1/24. Details of compliance testing shall be submitted to the Local Planning Authority, for its written approval, and the development shall not operate until such time that written approval is given.

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

27. Prior to first use the operator shall undertake a Low Frequency Noise Assessment at all noise sensitive receptors as listed in the submitted Acoustic Design Specification ref. M5485 in compliance with the “Criterion curve for assessment of low frequency noise” within the University of Salford “Procedure for the assessment of low frequency noise complaints” guide. The completed Low Frequency Noise Assessment shall be submitted to and approved in writing by the Local Planning Authority before first use of the development hereby approved. Where exceedance to the criterion curve is determined a scheme for compliance should be included within the submitted LFNA together with a timescale for its completion.

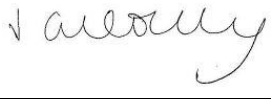
Upon complaint and reasonable written request by the Local Planning Authority, the operator shall undertake a Low Frequency Noise Assessment (LFNA) at noise sensitive receptors (as listed in the submitted Acoustic Design Specification ref. M5485) to demonstrate compliance with the “Criterion curve for assessment of low frequency noise” within the University of Salford “Procedure for the assessment of low frequency noise complaints” guide and submit this to the LPA for its written approval within 3 weeks of such written request being received. Where exceedance to the criterion curve is determined, a scheme for compliance should be included within the submitted LFNA together with a timescale for its completion

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

Informative(s)

1. In accordance with paragraph 38 of the NPPF (2021) the Council approach decision-taking in a positive way by taking a proactive approach to development proposals. In this instance the issues were raised with the applicants who were able to satisfactorily address the concerns. The scheme has been approved without delay following receipt of appropriate information.
2. The development hereby permitted requires the diversion of public right of way Cheddleton 58 and Cheddleton 59. An application to formally divert the footpaths affected by the development is essential and should be made via s.257 of The Town and Country Planning Act 1990 (as amended)
3. It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate. It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR148, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.
4. The site should operate in accordance with all relevant legislation, regulations and guidance to ensure that safe and effective operation of the installation in the interest of ensuring the safety of nearby residents and the local community.

Informative

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.
10. 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>
11. 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.
12. 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.
13. 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)
14. 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.