

9th June 2025

Mr Julian Austin
Paul Butler Associates
31 Blackfriars Road
Salford
United Kingdom
M3 7AQ

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

DOC/2024/0056 Discharge of Conditions 3,10,11
in relation to application SMD/2022/0444

Land Adjacent Cellarhead Substation Rownall Road Wetley Rocks Staffordshire

We refer to the above application and subsequent discussions with the Case Officer and are now able to confirm the following:-

Condition 3

Revised document entitled '*Condition 3 - Pre-Commencement Planning for the 300MW/624MWh BESS Project Revision 3 (revised 4/3/25)*' has been considered and is acceptable. The development should be carried out strictly in accordance with the detail therein.

Subject to the above Condition 3 is hereby approved

Condition 10

The revised Construction Method Statement, reference 3001816-AME-BE-XX-XX-PL-0812 Rev 5 received 29th May 2025 is a lengthy document with much information not being a requirement of Condition 10. The above document is therefore approved in respect only of the following:-

- a) Provision and layout of the temporary site compound containing mobile welfare/other units, car parking for visitors and site operatives, skips etc – plan at Appendix D
- b) Provision of wheel washing facilities
- c) Provision of temporary construction road using heavy duty road mats laid on stone – plan at Appendix D and notes at page 100

On completion of the BESS facility all welfare units, plant, equipment, temporary surfacing shall be removed from the site and the levels restored to their original condition as confirmed in the document and the area landscaped in accordance with the Landscaping plans approved under Condition 12.

The temporary road (stone and road mats) should also be removed and replaced with a 5m width unbound stone surfaced access track in accordance with the approved plans and conditions. **Subject to the above Condition 10 is hereby approved**

Condition 11

The Written Scheme of Investigation provided with the application and the subsequent Report on an Archeological Trial Trench Evaluation Report Ref YA/2024/319 have been reviewed by the County Archaeologist. He confirms that the site works have since been completed satisfactorily in accordance with the WSI and that the subsequent report has also been completed to a standard which complies with that set out in the WSI. The project should be archived in a timely manner in accordance with the methodology outlined in the approved WSI and in line with that set out in Condition 11.

Subject to the above Condition 11 is hereby approved

If you have any queries regarding the above please contact the case officer,
jane.curley@staffsmoorlands.gov.uk

Yours faithfully

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services