



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Application Type: FULL

Applicant:

Root Power (South) Limited c/o agent, 3 Lockside Office
Park, Lockside Road, Preston, United Kingdom, PR2 2YS

Officer: David Plant

Our Reference: SMD20240568V4

District Reference: SMD/2024/0568

Date Received: 02-Sep-2025

Date Responded: 15-Sep-2025

Particulars of Development:

Battery Energy Storage System (BESS) and associated infrastructure

Location of Development:

New House Farm Luzlow Lane, Bagnall

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Sep-2025

1. Before the proposed development is brought into use, the access improvements shown on drawing LTP5584/P2/01.01 0 shall be constructed. The access shall thereafter be maintained for the duration of the construction period.
2. The development hereby permitted shall not be brought into use until the visibility splays shown on plan LTP5584/P2/02.01 0 have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
3. Construction of the development shall be carried out in accordance with the submitted Construction Traffic Management Plan.

REASONS

ALL to comply with NPPF paragraph 115 and 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site from the highway shall be widened in accordance with the submitted drawing and SCC requirements. Please note that prior to the access being widened you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Although the pack refers to dropped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge regardless of the presence of a kerb. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH.

Vehicle access crossing (dropped kerb) - Staffordshire County Council
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

Application is for a BESS including access improvements.

Revised details have been submitted which address previous highway concerns. Proposed access alterations and improvements are now defined.
Further revisions have been submitted.

Construction Traffic Management Plan has been submitted which addresses transport aspects of the construction period.

Delivery route is expected to be A520, A52, Armshead Road, Luzlow Lane. Armshead Road and Luzlow Lane are of reasonable quality, with two vehicles able to pass each other.

Traffic analysis within the CTMP anticipates 302 HCV movements over 12 to 14 months. Para 4.2.3 goes on to state that applicant expects site to generate 16 two way HCV trips per day during the construction period. Based on a 5 day working week and 12month construction period, 302 HCVs averages at approx 1 HCV movement per day. It is not clear where the 16 comes from. Regardless of this, It is difficult to consider even 16 two way HCV trips would have a severe effect on the highway. Additional information has been submitted which increases the number of HCVs for the first 3 months of the scheme due to revised earthworks proposals. This equates to an average of 26 two way trips per day for the first three months. While this is an increase in HCV trips, it is for a limited time and will not alter Highways recommendation.

Trips in the operational phase would be negligible.

There are a number of applications of this type in this area. Some form of coordination between the various sites should be advised.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority