

25th September 2025

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

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
Application DOC/2024/0090 for Discharge of conditions 12, 14 and 19 relating to
SMD/2022/0444
Land East of Cellarhead Substation Rownall Road Wetley Rocks Staffordshire

I refer to the above application which seeks to discharge Conditions 12 (Hard and Soft Landscaping plans), 14 (Landscape Maintenance and Management Plan) and 19 (Landscape and Ecology Management Plan) of SMD/2022/0444.

Following receipt of amended documents I am now able to confirm that these are acceptable and Conditions 12, 14 and 19 are hereby **APPROVED**.

For the avoidance of doubt the approved documents are listed below. The development should be carried out fully in accordance with these.

Landscape Planting Plan Sheet 1 of 2 CELDC -SH ELS DR LS 001 Rev 13

Landscape Planting Plan Sheet 2 of 2 CELDC -SH ELS DR LS 002 Rev 10

Hard Landscape Plan CELDC-SH-ELS-DR-LS-006 rev00

Landscape and Ecological Management Plan, Landscape Maintenance and Management Plan and Soft Landscape Mitigation Plan 0898 SH XX XX RP L 1200 02 dated 19th September 2025

Biodiversity Net Gain Report May 2025 Ref 2488814 -D01

Additional information/responses/clarification provided in the e-mail dated 21st September 2025 from Julian Austin

Yours faithfully,

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services