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Staffordshire Moorlands Council
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Moorlands House
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Date: 13th October 2025

Our Ref: SRE1164/DOCTRANCHE1
Your Ref: SMD/2022/0548

Dear Sir/Madam,

RE: DISCHARGE OF CONDITIONS 3, 9, 12, 14, 18, 24 & 25 OF PLANNING PERMISSION REF: SMD/2022/0548 ERECTION AND OPERATION OF A BATTERY ENERGY STORAGE SYSTEM AND ASSOCIATED INFRASTRUCTURE AND EQUIPMENT ON LAND ADJACENT TO CELLARHEAD SUBSTATION

Planning permission was granted by Staffordshire Moorlands Council on 27th June 2023 under application reference number SMD/2022/0548 for the '*Erection and operation of a Battery Energy Storage System and associated infrastructure and equipment*' on land adjacent to Cellarhead Substation, Rownall Road, Wetley Rocks, Staffordshire.

On behalf of the Applicant, Sirius Renewable Energy Limited, we are writing to discharge conditions 3, 9, 12, 14, 18, 24 & 25 attached to Planning Permission SMD/2022/0548 which is required to be approved by the LPA prior to the commencement of works on site.

Each of these conditions are stated below, followed by a description of actions taken to support their discharge.

Condition 3 – Materials and Lighting

"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:

- Acoustic, palisade and paladin fencing*
- Hard surfacing*
- Facing materials including finished colour*
- External lighting scheme endorsed by an appropriately qualified ecologist.*

The development shall be carried out strictly in accordance with the approved details".

Fencing

Drawing No's, SRE1144/03/20 (acoustic fence), SRE1144/03/12 (paladin mesh fence) and SRE1144/03/13 (palisade fence) provide details on the fencing proposed as part of the scheme.

Hard Surfacing

Hard surfacing details to be used within the site are provided on the below table.

Surface	Material
BESS Compound	Gravel

Internal Access Tracks	Crushed Stone
Bell-mouth	Tarmac

Facing Materials including Finished Colour

Item	Facing Material	Colour
Switchroom Details (Drawing No. SRE1144/03/08)	Galvanised steel mounted on concrete columns	Dark Green
Spares / Storage Container Details (Drawing No. SRE1144/03/09)	Galvanised steel mounted on concrete columns	Dark Green
Battery Unit Details (Drawing No. SRE1144/03/10)	Galvanised steel mounted on concrete columns	Dark Green
Transformer Inverter Details (Drawing No. SRE1144/03/11)	Galvanised steel mounted on concrete columns	Dark Green or Light Grey (TBC)
Acoustic Fencing (Drawing No. SRE1144/03/20)	Wood	Dark Brown
Paladin Mesh Fencing (Drawing No. SRE1144/03/12)	Steel	Dark Green
Palisade Fencing (Drawing No. SRE1144/03/13)	Steel	Grey

External Lighting

During construction, it will be necessary to utilise security lighting within the temporary lay down area during the agreed working hours (when in darkness; mornings and evenings). These areas will not be lit outside of the core working hours except for exceptional circumstances. The lighting will be focused to the construction lay down area only, directed away from identified site habitats and inward facing. Furthermore, cowlings will be used to ensure light spill is limited to the lay down area. Adoption of the above measures will mitigate potential impacts to ecological and human receptors.

Once operational, lighting within the site will be limited to a low number of emergency lights on infrastructure (Battery units, transformers and substations). No boundary or floodlighting will be installed. Emergency lighting will be designed with the following measures:

- Luminaires will be LED based due to their sharp cut off and dimming capabilities. To reduce
- the blue light component, warm white light (2700Kelvin or lower) will be used.
- Luminaires will be mounted horizontally, with no upward tilt.
- Lights on the BESS and DNO substation will be set on Passive Infrared (PIR) motion sensors and timers. Luminaires will be set on 1–2-minute timers to minimise illumination times.

Lighting - Ecological Considerations

The lighting scheme has been designed to follow the Bat Conservation Trust Guidance Note 08/23 Bats and Artificial Lighting at Night. The construction and operations phase lighting will not impact bats or other nocturnal wildlife.

The above details and attached drawings provide the necessary information as set out above to allow for Condition 3 to be discharged. The development will be carried out in accordance with the approved details.

Condition 9 – Highways/Access

"No development shall take place until a 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:

- A site compound with associated temporary buildings;*
- The parking of vehicles of site operatives and visitors;*
- Loading and unloading of plant and materials;*
- Storage of plant and materials used in constructing the development;*
- Wheel wash facilities;*
- Mechanical road sweeper for existing carriageway;*
- Photographic survey of the Rownall Road / Access Track junction pre and post construction and proposals / commitment to rectify any damage.*

A Construction Method Statement has been prepared and is enclosed within this application which includes a photographic condition survey of the Rownall Road / access road junction. This provides the necessary information as set out above to allow for this condition to be discharged. The development will be carried out in accordance with the approved Construction Method Statement.

Condition 12 – Landscape / Visual Impact

“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 Landscape Mitigation Plan (10541-L-01G) and to 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 drying stock should be undertaken in accordance with the Landscape Maintenance and Management plan to be approved under Condition 14!.

Drawing No's. SRE1164/07/01 and SRE1164/07/02 provides the landscaping details proposed for the scheme. These drawings provide the necessary information as set out above to allow for this condition to be discharged. The development will be carried out in accordance with the approved hard and soft landscaping schemes.

Condition 14 – Landscape / Visual Impact

“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”.

A Landscape Maintenance and Management Plan has been prepared and is enclosed within this application as. This provides the necessary information as set out above to allow for this condition to be discharged. The development will be carried out in accordance with the approved Landscape Maintenance and Management Plan.

Condition 18 – Schedule of Minor Tree Work

“No development including site clearance and site stripping shall take place until a Schedule of Minor tree work based on the advice/recommendations in the submitted Arboricultural Assessment, dated September 2022 has been submitted to and approved in writing by the LPA. The Schedule shall include any works to trees on or off site required to facilitate the development. The development shall subsequently be carried out strictly in accordance with the approved details”.

A Schedule of Minor Tree Work has been prepared and is enclosed within this application. This provides the necessary information as set out above to allow for condition 18 to be discharged. The development will be carried out in accordance with the approved Schedule of Minor Tree Work.

Condition 24 – Temporary Set Down Area

“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”.

Drawing No's. SRE1144/06/01, SRE1144/06/02 and SRE1144/06/03 illustrate the temporary lay-down area / construction compound. A photographic condition survey of the temporary set down area is shown on Drawing No's. SRE1164/01/08 and SRE1164/01/09. These details provide the necessary information as set out above to allow for condition 24 to be discharged. The temporary set down area will be constructed in accordance with the approved details.

It should be noted that the temporary lay-down area will be used as part of the BESS compound during operation, as shown on approved layout drawing SRE1144/03/03 R2 and therefore the land used for the temporary lay-down area will be restored to its former condition following the operational life of the BESS.

Condition 25 – Site Access Design

“Notwithstanding the submitted plans, no development shall take place including site clearance and stripping until such time that full details of the proposed access into the site from the south have been provided. Such detail to include gates (agricultural style), signage (minimal) and access width (minimum necessary). The development shall thereafter be carried out in accordance with the approved details”.

The proposed site access design is illustrated on Drawing No. SRE114/06/04 and construction details are shown on Drawing No. SRE1144/06/05. These drawings provide the necessary information as set out above to allow for condition 25 to be discharged.

Given the access road is a private road used for the Cellarhead Substation and farm vehicles only, it is not considered that any temporary signage is required during the construction phase. However, if signage is deemed required by the appointed contractor this will be provided as necessary.

The development will be carried out in accordance with the approved drawings.

Next Steps

I would be grateful for acknowledgement of receipt of this application and look forward to formal discharge of the above conditions.

If you require any further information or clarification to determine the application, then please do not hesitate to contact me.

Yours faithfully,

Francesca Wray
Principal Planner
For and on behalf of Sirius Planning Ltd

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- Condition 3: Drawing No. SRE1144/03/20 – Acoustic Fence (approved)
Drawing No. SRE1144/03/12 – Paladin Mesh Fence (approved)
Drawing No. SRE1144/03/13 – Palisade Fence (approved)
Drawing No. SRE1144/03/08 – Switchroom Details (approved)
Drawing No. SRE1144/03/09 – Container Details (approved)
Drawing No. SRE1144/03/10 – Battery Container Unit Details (approved)
Drawing No. SRE1144/03/11 – Transformer Inverter Details (approved)
- Condition 9: Construction Method Statement
- Condition 12: Drawing No. SRE1164/07/01 – Softworks Planting Plan
Drawing No. SRE1164/07/02 – Planting Specifications and Schedules
- Condition 14: Landscape Maintenance and Management Plan
- Condition 18: Schedule of Minor Tree Work
- Condition 24: Drawing No. SRE1144/06/01 – Temporary Set Down Area Location
Drawing No. SRE1144/06/02 – Temporary Set Down Area Proposed Formation Running and Surface Contours
Drawing No. SRE1144/06/03 – Temporary Set Down Area and Track Sections
Drawing No's. SRE1164/01/08 – 09 – Photographic Condition Survey of Temporary Set Down Area
- Condition 25: Drawing No. SRE1144/06/04 – Proposed Access Design
Drawing No. SRE1144/06/05 – Construction Details of Access and Access Track