



Our Ref: 3302-01/ARB

29 October 2025

Mr C Johnston
Senior Planning Officer
Planning Department
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST136HQ

Dear Mr Johnston,

**NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REFERENCE
SMD/2023/0263 - PROPOSED DEVELOPMENT OF A BATTERY STORAGE SYSTEM,
ASSOCIATED INFRASTRUCTURE AND ACCESS ON LAND OFF DRAYCOTT CROSS
ROAD, CHEADLE**

We hereby apply, on behalf of Balance Power Projects Limited (Balance Power), to make a non-material amendment to the planning permission in respect of the above development.

The permission is subject to twenty conditions. Conditions 19 and 20 require a fire safety precaution statement and emergency response plan, respectively, to be submitted to and approved by the Local Planning Authority prior to the commencement of development. For ease of reference the full wording of both conditions is provided at the end of this covering letter (Appendix A).

Balance Power are currently progressing the technical procurement process with technology providers and engineering contractors. As such, it is difficult to provide the specific information, required through the two conditions, until this process has concluded.

In parallel with the above, Balance Power are also progressing activities associated with the discharge of conditions to enable lawful implementation and construction of the project. However, on the basis Conditions 19 and 20 both require details prior to the commencement of development this application seeks to amend the wording of both conditions so that details can be provided prior to the installation of the built development. This has the effect of maintaining the control imposed by the conditions and has the benefit of not changing the planning permission reference number as Balance Power work through the discharge of conditions in parallel.

In the event it is of assistance, please note that similar conditions have been applied to another battery storage scheme in South Staffordshire (reference: 23/00980/FULM, Conditions 9 and 10). In this instance the requirement for details was set prior to the installation of the built development. Balance Power highlight this as the application site is also located in the same Fire & Rescue Service administrative area and illustrates the acceptability of such wording.

T: 0344 8700 007

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Should proposed amendment be acceptable, it is requested that both conditions are amended so that the words *'No development shall commence until'* are replaced with *'Prior to the installation of the built development'*.

The application has been submitted electronically via the Planning Portal (ref: PP-14447507) and the relevant planning application fee £298 has been paid via the Planning Portal. We trust that the content of this letter and the application documentation are self-explanatory. However, please do not hesitate to contact the undersigned at our South Manchester Office should you have any queries or require any further information.

Yours faithfully,



Andrew Barton
Associate Director on behalf of AXIS

Appendix A: Conditions 19 and 20

Condition 19 - No development shall commence 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). Thereafter the battery storage facility shall operate in accordance with the measures outlined in the fire safety precaution statement and an annual inspection shall be carried out and a report submitted to the Local Planning Authority to demonstrate compliance.

Condition 20 - No development shall commence until the Emergency Response Plan has been submitted to, and approved in writing by the Local Planning Authority (following consultation with the Fire Authority). The Emergency Response Plan must prescribe measures to facilitate safety during the construction, operation and decommissioning of the battery storage facility, including the protocols to manage a fire during the operation and decommissioning. Thereafter the battery storage facility shall operate in accordance with the measures outlined in the Emergency Response Plan and an annual inspection shall be carried out and a report submitted to the Local Planning Authority to demonstrate compliance.