
From: 16 September 2025 13:38
Sent: Planning (SMDC)
To:
Cc: FRS Consultation, Leek Road BESS - Staffs Moorlands planning application
Subject: SMD/2025/0354

Categories:

FAO: Chris Johnston, Case Officer

Hello Chris,

I have reviewed the OBSMP and the Verification and Compliance Report listed on Staffs Moorlands Planning on 13/8/25 as 'Verification and Compliance Report Leek Road BESS Issue 0' and 'OBSMP_Leek Road BESS_Issue 01'.

The applicant declined to complete our BESS questionnaire, so this response is based on the contents of those two documents.

We recommend that full compliance with all proposals in those two documents is made subject to a planning condition.

Particular attention should be drawn to the following:-

- The application proposes reduced spacing between the containers. Current NFCC guidance recommends 6m spacing.
- The application shows two separate access tracks suitable for fire appliances. Recommend subject to planning condition.
- The application proposes installation of three firefighting water tanks of 235,000 litres each, i.e. total volume of 705,000 litres. Recommend subject to planning condition.
- The application proposes fire hydrants at 90m spacing, supplied by underground mains. Recommend subject to planning condition.
- The application proposes UL9540/9540A compliance. Recommend subject to planning condition.

- The application proposes validation through CSA C800 testing. Recommend subject to planning condition.
- The application proposes compliance with NFPA 68, NFPA 69 and NFPA 855. Recommend subject to planning condition.
- The application proposes internal roads that are 6m wide to accommodate fire appliances. Recommend subject to planning condition.
- The site plan submitted shows BESS containers at approx. 20m distance to site boundary. NFCC guidance recommends 25m. Recommend subject to planning condition.
- The application proposes a Detailed Battery Safety Management Plan to be agreed prior to construction/operation. Recommend subject to planning condition.
- The application proposes that modelling be carried out to accurately predict any effect that the heat flux and smoke plume may have on neighbouring sites and receptors. This should include failure of safety systems, lack of water and lack of FRS availability.

Particular consideration should be given to any dangerous substances stored in the petrol station and transport yard adjacent to the site. Recommend subject to planning condition.

Regards,

Watch Manager / Fire Safety Advisor

NSDG Protect
Newcastle Fire Station,
Knutton Lane,
Newcastle-under-Lyme
ST5 2SL

Visit our website for Safe and Well advice and guidance
www.staffordshirefire.gov.uk



Staffordshire
Fire and Rescue Service
preventing • protecting • responding



Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.