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Staffordshire Moorlands Council
Planning
Moorlands House
Stockwell Street
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Staffordshire Moorlands
ST13 6HQ

Date: 21st November 2025

Our Ref: SRE1164/DOCTRANCHE2
Your Ref: SMD/2022/0548

Dear Sir/Madam,

**RE: DISCHARGE OF CONDITION 21 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 condition 21 attached to Planning Permission SMD/2022/0548 which is required to be approved by the LPA prior to the commencement of works on site.

Condition 21 – Landscape and Ecology Management Plan

"Notwithstanding the submitted detail, no development including site stripping and site clearance shall commence until such time that a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall be based on the Biodiversity Impact Assessment January 2022, the Ecological Appraisal dated December 2021 and the Landscape Mitigation Plan 10541-L-01G. The LEMP shall amongst other matters provide:

- a) Details of the proposed habitat enhancement, creation and management of the proposed off site mitigation on land immediately south of the site;*
- b) Details of habitat creation and species enhancements on site;*
- c) Updated BNG calculations using latest Defra metric and UK Habs baseline and post-intervention plans*
- d) Soil preparation details*
- e) Appropriate planting / seeding specifications*
- f) Timescale for implementation*
- g) Long-term habitat management plan*

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

An Ecology Management Plan (EMP) has been prepared and is enclosed within this application. This should be read in conjunction with the Landscape Maintenance and Management Plan (LMMP) (Sirius Planning, dated November 2025) submitted as part of Condition 14 (ref. DOC/2025/0078). These two documents 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 EMP and LMMP.

Next Steps

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

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

Enc.

Condition 21: Ecology Management Plan

Biodiversity Metric Calculation & Associated Plans

Landscape Maintenance and Management Plan (Condition 14)