



Our Ref: 3302-01/ARB

28 November 2025

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

Dear Mr Johnston,

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

APPLICATION FOR THE DISCHARGE OF PLANNING CONDITIONS

We hereby apply, on behalf of Balance Power Project Limited, to discharge Conditions attached to the above planning permission.

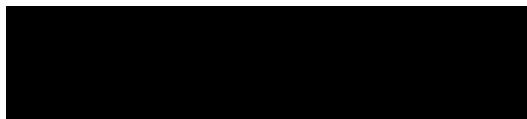
For ease of reference and avoidance of doubt, the full wording of each condition sought to be discharged is provided in Appendix A at the end of this letter. In summary the conditions are set out below alongside information pursuant each discharge:

Condition No.	Topic	Information submitted
3	CEMP & CTMP	Construction Environmental Management Plan and Construction Traffic Management Plan
5	Access Improvements	Plans: 2-351-C-001-S278-Proposed General Arrangement Plan-T2, 2-351-C-002-S278-Proposed Swept Path Analysis Plan-T2 2-351-C-003-S278-Proposed Engineering Plan-T2 2-351-C-004-S278-Proposed Construction Details-T1
6	Turning Area	3302-01-ATR03 Swept Path Analysis – Construction Phase (Site Layout Rev E)

The information pursuant to the discharge of the aforementioned planning conditions has been submitted online via the Planning Portal (ref: PP-14525225). The requisite planning application fee of £116 has been paid electronically through 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

Condition 3:

No development shall take place until a Construction Environment Management Plan (CEMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:

- 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;
- Measures to control the emission of dust and dirt during construction; and, Construction Traffic Management Plan.
- the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;
- the method and duration of any pile driving operations (including expected starting date and completion date);
- pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays; the arrangements for prior notification to the occupiers of potentially affected properties;
- the responsible person (e.g. site manager / office) who could be contacted in the event of complaint
- a scheme to minimise dust emissions arising from earth moving and construction activities on the site,
- a scheme for recycling/disposal of waste resulting from the construction works;
- details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works, any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for

removal to prevent escape into the environment. All waste transfer records shall be retained for inspection by officers of the Local Planning Authority.

Condition 5

Before the proposed development is commenced details of improvement of the access comprising widening, strengthening and surfacing of the access and return of access to lower standard access once construction period is over, shall have been first submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be improved in accordance with the approved drawings before the construction commences and returned to the agreed lower standard prior to the development being brought into use.

Condition 6

Before the development commences, the turning area shown on the approved drawing shall be provided. The turning area shall thereafter be retained for the purposes of turning of construction vehicles for the duration of the construction works.