



Our Ref: 3302-01/ARB

05 February 2026

Mr C Johnston
Senior Planning Officer
Planning Department
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

Dear Mr Johnston,

PLANNING PERMISSION REFERENCE: SMD/2023/0263 (AS AMENDED BY NMA/2025/0027) - 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
7	LEMMP + BNG	Landscape and Ecology Management and Maintenance Plan – including thee following appendices (submitted as separate documents): Appendix A: Drawing 3302-01-02 Detailed Landscape Scheme Appendix B: Biodiversity Net Gain Assessment Appendix C: Habitat Management and Monitoring Plan Appendix D: Bat and Bird Box Specification
9	Landscape Plan	3302-01-02-Rev A Detailed Landscape Scheme
11	Tree Protection	UG_1915_ARB_AIA_01_REV_00_FINAL

The information pursuant to the discharge of the aforementioned planning conditions has been submitted online via the Planning Portal (ref: PP-14680397). The requisite planning application fee of £298 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 7

No development shall take place until such time that a Landscape and Ecology Management and Maintenance Plan for the life of the development has been submitted to and approved in writing by the Local Planning Authority. It shall include the following, although this list is not exhaustive:

- Details of habitat creation and species enhancements;
- Updated Biodiversity Net Gain BNG calculation using latest Defra metric and UK Habs baseline and post-intervention plans;
- Proposals to achieve BNG
- Soil preparation details;
- Location of species habitat feature;
- Appropriate planting/ seeding specifications;
- Footpath infrastructure
- Timetable for implementation
- Long-term habitat management plan (30 years).

Thereafter, the development shall be carried out and subsequently managed strictly in accordance with the approved Landscape and Ecology Management and Maintenance Plan and timetable.

Condition 9

No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the site indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the course of development, also the number, species, heights on planting and positions of all additional trees, shrubs and bushes to be planted.

Condition 11

No development shall take place including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access until such time that temporary tree protection barriers and advisory notices are erected for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations and as set out in the submitted Arboricultural

Report (Urban Green dated February 2023), and these shall be retained in position for the duration of the period that development takes place.