

6/05/2026

Miss Francesca Wray
Sirius Planning
Park Approach
Leeds
LS15 8GB

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of condition 21 relating to SMD/2022/0548
Land Adjacent Cellarhead Substation Rownall Road Wetley Rocks Staffordshire

Permission under SMD/2022/0548 was dated 27th June 2023. This DOC application was received and made valid 24/11/25.

Condition 21 of SMD/2022/0548 requires the applicant/developer to provide submit a Landscape and Ecology Management Plan (LEMP) which is to be approved by the LPA prior to site stripping and site clearance. The condition is as follows:

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 to the south of the site,
- b) Details of habitat creation and species enhancements on site
- c) Updated BNG calculation using latest Defra metric and UK Habs baseline and postintervention 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

Reason:- In the interests of biodiversity enhancement and to ensure a net gain in biodiversity

The applicant has provided the following detailed information:

- Ecological Management Plan Rev 2. FPCR. March 2026
- Baseline Habitat Plan. Date 5/11/25
- Proposed Habitat Plan. Date 3/3/26
- Habitat Retention Plan. 19/11/25

- Baseline Condition and Distinctiveness Plan. Date 19/11/25
- Proposed Condition and Distinctiveness Plan. Date 19/11/25

Staffordshire Wildlife Trust were consulted on the above submission. The consultee reviewed the LEMP with the case officer. They requested the soil preparation techniques be amended to ensure soil testing will still take place within 2 years if appropriate conditions are not achieved. Following amendments to the LEMP, the consultee recommended the condition to be discharged (date 24/03/26).

Decision

For the above reasons, the information provided for Condition 21 is acceptable and hereby **APPROVED** in accordance with the detailed information outlined above.

Yours faithfully,

06/05/2026

X 

On behalf of Staffordshire Moorlands Distri...

Signed by: Jane Curley