

24 July 2023

Delivered via Planning Portal

Ref: SHAM3000

Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street, Rochdale
OL16 1XU

Dear James Hughes,

**APPLICATION FOR FULL PLANNING PERMISSION FOR DEVELOPMENT AT LAND ADJACENT TO WATERLOO FARM,
ROCHDALE**

Further to our recent conversations and pre-application engagement, I am pleased to enclose a full application, on behalf of Shaw-Energi Ltd ('the Applicant'), in respect of proposed development on land bounded by The Rake, Lower Jowkin Lane and Furbarn Road, Rochdale.

The proposed development

The description of development is as follows:

"Construction, management and operation of a Battery Energy Storage System (BESS) with associated infrastructure (comprising an underground cable connection to a National Grid Substation, temporary construction access from The Rake, vehicular access for maintenance vehicles from Lower Jowkin Lane, security fencing, lighting and CCTV provision) and associated landscaping works."

Application documentation

The full range of plans / drawings and documentation which is submitted by the Applicant – and which will assist the Council in its consideration and determination of the application – is appended to this letter. This scope was agreed during pre-application discussions.

Application fee

The requisite application fee of £4,684.00 has been paid for via the Planning Portal. This is calculated on the basis of a detailed planning application for the erection of plant on 0.95 hectares of land.

We trust that the application can be validated without delay and look forward to receiving confirmation of this. However, please do not hesitate to contact me or my colleague Mark Worcester (mark.worcester@turley.co.uk) should anything further be required.

Yours sincerely



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Assistant Planner
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Appendix A: Application Documentation

Document / Drawing Title	Document / Drawing Reference	Author
Drawings and plans		
Location Plan	4130-P-501-RevA	Pye Design
Existing Site Plan	4130-P-502	Pye Design
Proposed Site Plan	4130-P-503-RevA	Pye Design
Battery Unit Elevations, Equipment Elevations, Barn Details and Fencing Details	4130-P-506	Pye Design
Cable Route, Phasing and Trench Details	4130-P-507	Pye Design
Proposed Site Sections	4130-P-505	Pye Design
Proposed Site 3D Views	4130-P-508	Pye Design
Arboricultural Survey	TCP/4667/Y/100	ACS Consulting
Arboricultural Layout	TCP/4897/Y/200	ACS Consulting
Tree Protection	TCP/4897/Y/300	ACS Consulting
Illustrative Landscape Masterplan	03A Rev C & 03B Rev C	Turley Design
Landscape & Planting Strategy Plan	04 Rev B	Turley Design
Documents and reports		
Design and Access Statement ¹	Dated June 2023	Pye Designs
Landscape Strategy	Dated July 2023	Turley Design
Transport Statement	083237-CUR-XX-XX-T-TP-00001 P04	Curtins
Noise Impact Assessment	102997 VERSION 2	Miller Goodall
Planning Statement	Dated July 2023	Turley
Heritage Statement	Dated July 2023	Turley Heritage
Sustainability Statement	Dated July 2023	Turley Sustainability
Landscape and Visual Impact Appraisal	Dated July 2023	Turley LVIA
Ecological Survey and Assessment	Dated 14 th July 2023	ERAP
Assessment of Biodiversity Net Gain	Dated 20 th July 2023	ERAP
Arboriculture Impact Assessment	Dated June 2023	ACS Consulting

¹ Including drainage statement