

Our Ref: 3741-01/ARB

17 November 2025

Planning and Development  
Rochdale Metropolitan Borough Council  
Rochdale  
OL16 1XU

Electronically only via Planning Portal

Dear Sir / Madam

**PLANNING PERMISSION REFERENCE: 22/01360/FUL CONSTRUCTION OF A GAS-POWERED RESERVE ENERGY PLANT (4.4MW) WITH ASSOCIATED INFRASTRUCTURE, ACCESS, LANDSCAPING AND PERIMETER FENCING FOLLOWING EXCAVATION OF LAND, ON LAND AT DIG GATE LANE, MILNROW, ROCHDALE.**

#### **APPLICATION FOR THE DISCHARGE OF PLANNING CONDITION 8**

We hereby apply, on behalf of Balance Power Limited to discharge Condition 8 attached to the above planning permission.

For ease of reference and avoidance of doubt, the full wording of Condition 8 states: *"No development shall take place (including any site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:*

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*

*The approved CEMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CEMP during the construction period."*

The information pursuant to the discharge of the aforementioned planning condition (CEMP. November 2025) has been submitted online via the Planning Portal (ref: PP-14494025). 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 sincerely

*Andrew Barton*

Andrew Barton

**Associate Director**