



Our Ref: 3471-01/ARB

21 January 2026

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

Electronically only via Planning Portal

Dear Mr Hiles,

PLANNING PERMISSION REFERENCE 24/00043/FUL - PROPOSED DEVELOPMENT OF A BATTERY ENERGY STORAGE SYSTEM WITH ASSOCIATED INFRASTRUCTURE AND ACCESS ON LAND OFF DIG GATE LANE, KINGSWAY BUSINESS PARK, ROCHDALE

APPLICATION TO DISCHARGE PLANNING CONDITIONS

We hereby apply, on behalf of Balance Power Projects 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
5	Ground Levels	Planning Condition 5 Technical Note (ref: 5031777-RDG-XX-ST-T-C-112600 Rev 04) dated 14/12/2025
10	Surface / Foul Water Drainage Scheme	Planning Condition 10 Discharge Technical Note (ref: 5031777-RDG-XX-ST-T-C-112601 Rev 03) dated 08/01/2025
11		And Planning Condition 11 Discharge Technical Note (ref: 5031777-RDG-XX-ST-T-C-112602 Rev P03) dated 08/01/2025
12	Construction Management Plan	PR564 Rochdale BESS Construction Management Plan
16	Fluid Filled Cables	SP Electricity North West have confirmed that they do not install oil insulated cables anymore. Existing cables are in the process of being decommissioned / phased out (this applied to both oil and gas assisted cables) in favour of XLPE (cross-linked polyethylene) cables.

The information pursuant to the discharge of the aforementioned planning conditions has been submitted electronically via the Planning Portal (ref: PP-14642000) and the relevant planning application fee £116 has been paid via 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

Andrew Barton
Associate Director on behalf of AXIS

CONDITIONS

Condition 5:

Prior to commencement of the development hereby approved, full details of completed ground levels shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.

Condition 10:

Prior to the commencement of development, final details of a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be based upon:

Drainage Strategy Plan rev D in Appendix 5 of the FRA & Drainage Strategy by KRS, ref. KRS.0310.081.R.001.C dated March 2025.

The drainage details shall include any typical construction details for the drainage pipework, attenuation tank and flow control chamber and cross-sections of any permeable surfaces that are part of the sustainable drainage system.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Condition 11:

The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water, foul water, and any contaminated drainage from fire suppression, has been submitted to, and approved in writing by, the Local Planning Authority in liaison with the Environment Agency. The scheme shall be implemented as approved.

Condition 12:

No development shall take place until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CMP shall include details of the following:

- a) The parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant and materials;
- c) Storage of plant and materials used in constructing the development;
- d) The erection and maintenance of security hoarding;
- e) Measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
- f) A construction lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction;
- g) Noise and vibration, mud and dust suppression;
- h) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- i) Wheel washing facilities;
- j) A scheme to treat and remove suspended solids from surface water run-off during construction works;
- k) Method statement providing amphibian reasonable avoidance measures; and
- l) Measures to protect the safety of users of the adjacent public right of way from vehicle movements associated with the construction phase

The development shall be carried out in complete accordance with the approved CMP.

Condition 16:

No high-voltage fluid-filled cables shall be installed as part of the development hereby permitted before full details of any such cables have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.