

PROJECT	DATE	BY	REFERENCE
5031777 – Dig Gate Lane, Rochdale Balance Power BESS site	14/12/2025	CL	5031777-RDG-XX- ST-T-C-112600
TITLE	REV		
Planning Condition 5: Discharge Technical Note	P04		

1. INTRODUCTION

Ridge have been appointed by Balance Power to produce a package of information to discharge several planning conditions associated with the proposed Battery Energy Storage System (BESS) construction at Dig Gate Lane, Rochdale.

This Technical Note provides a summary of the proposed drainage design and levels design to supplement the drawings aimed at discharging the planning conditions, namely:

- Condition 5 – Proposed Levels.

2. CONDITION 5 – PROPOSED LEVELS

“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.

Reason: In order to protect the character and appearance of the local area, the wider landscape, and the setting of the nearby designated heritage asset, in accordance with policies P2, P3 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework”

The proposed levels layout and sections can be found in Appendix A of this report. These plans show the proposed levels, extent of reinforced and unreinforced embankments, as well as the extent of proposed retaining structures and earthworks.

The levels layout shows reasonably flat (circa. 1:100) working and set down platforms for the BESS plant while providing suitable access for both HGVs and emergency services vehicles.

Given the very steep existing topography of the site and the requirement for flat platforms, it is proposed to cut the proposed development into the existing embankment, while ensuring that the embankment adjacent to the M62 Motorway is not negatively impacted.

The proposed site has been split into two main compounds with their own access routes owing to them being subject to individual planning applications. It should be noted that Balance Power own all of the land within the red line boundary and are progressing a Gas Peaker (Ref: 22/01360/FUL) which sits within the same landholding as two separate projects. The Gas Peaker is currently at the stage of discharging planning conditions.

The splitting of the compounds has allowed the cut and fill balance to be optimised regardless of the order of construction if the applications are not approved in a similar timeframe. By introducing a sheet pile retaining wall and maintaining the proposed gas Peaker and its access road at a higher level, this drastically reduces the requirement for excavation at the higher, southern section of the site, minimising any impact on the embankment that separates the site from the M62 Motorway, while also providing safe access for HGVs from Dig Gate Lane.

If the BESS site is constructed prior to the Gas Peaker, it would be possible to temporarily store any excess material on the Gas Peaker site until it is required for infill material. However, if the Gas Peaker site is constructed prior to the BESS site, it is likely that it will self-balance with any additional infill material being required, but in the event that imported material for infill is required, it will be sourced from off-site, clean, certified sources and screened for contamination prior to use.

When considering both of the sites together, the net cut and fill results in approximately 2,010m³ of material to be removed from site. If both sites are constructed at the same time, there will be no need for imported infill material, only imported, clean construction material (aggregates, concrete etc.).

Where reinforced embankments are specified, these will be constructed from planted retaining structures to help reduce the visual impact from the development and blend into the unreinforced, natural embankments that surround the development. The reinforced embankment also assist in reducing the overall development footprint.

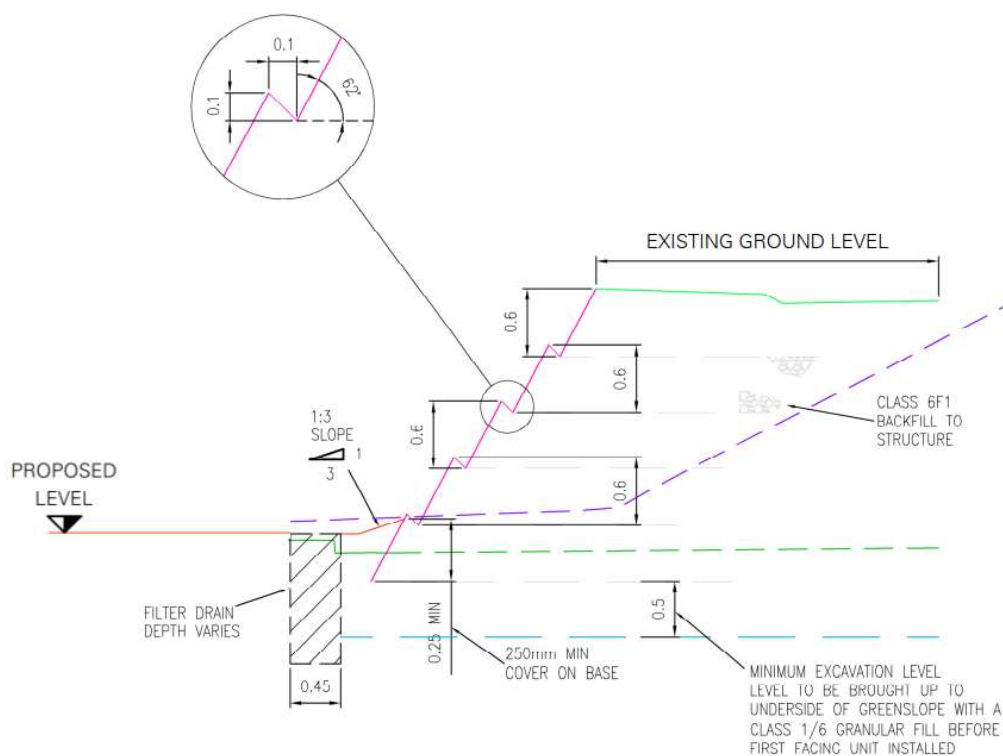


Figure 1: Reinforced Grass Embankment - Typical Section

As there will be surplus material generated from the development, it is proposed to store excess material on the available land and re-use it for infill material between the parcels. This reduces the pressure on the existing highway networks, as well as minimising the volume of material being taken from the site.

3. CONCLUSION

Ridge have been appointed by Balance Power to produce a package of information to discharge planning conditions associated with the proposed Battery Energy Storage System construction at Dig Gate Lane, Rochdale.

The proposed site is adjacent to a proposed Gas Peaker development, also owned by Balance Power.

The proposed design found in the appendices satisfies the planning condition by presenting the proposed finished surface levels of the development.

The proposal also considers the character and appearance of the local area, the wider landscape, and the setting of the nearby designated heritage asset by encasing the development in as many natural materials as reasonably possible. The use of existing shielding from the hillside topography in combination with natural and reinforced green-slopes further blends the development into the existing landscape.

The design caters for various situations where the adjacent Gas Peaker and the proposed BESS site can be constructed individually or simultaneously, making optimal use of the available onsite materials.

The proposed site levels strike a balance between accessibility and safety by reducing retaining wall heights where possible and opting for less intrusive solutions by opting for reinforced embankments, while also maintaining gradients suitable for the construction of the required plant and allowing suitable HGV access.

Appendices for the levels designs can be found at the back of this report.

APPENDIX A – PROPOSED LEVELS DRAWINGS



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LEGEND

- SITE BOUNDARY
- MAJOR CONTOUR (0.5m INTERVAL)
- MINOR CONTOUR (0.1m INTERVAL)
- PROPOSED SPOT LEVEL
- EXTENT OF REINFORCED EARTHWORK
- EXTENT OF EARTHWORKS
- EXTENT OF RETAINING WALL

P01	-	02.12.2025	PJ	CL
REV	DESCRIPTION	DATE	BY	CHKD
ORIGINATOR: www.ridge.co.uk				



PROJECT NUMBER: 5029223

CLIENT: BALANCE POWER

IN ASSOCIATION WITH:

PROJECT: DIG GATE LANE GAS PEAKER
ROCHDALE

TITLE: PROPOSED LEVELS STRATEGY

DRAWN BY: PJ CHECKED BY: APPROVED BY:

SCALE: 1:250 @ A1 DATE: 02/12/2025

STATUS: DESCRIPTION

S0 WORK IN PROGRESS

DRAWING No: 5031777-RDG-XX-ST-DR-C-110600

PROJECT: 5031777 RDG XX ST DR C 110600 P01

SURFACE LEVEL DATA					
NUMBER	MINIMUM LEVEL	MAXIMUM LEVEL	COLOUR	AREA	VOLUME
1	-3.500	-3.000		22.969m²	2.408m³
2	-3.000	-2.500		143.181m²	38.877m³
3	-2.500	-2.000		261.879m²	141.900m³
4	-2.000	-1.500		330.629m²	294.528m³
5	-1.500	-1.000		253.139m²	450.551m³
6	-1.000	-0.500		385.719m²	568.231m³
7	-0.500	0.000		1455.707m²	1064.705m³
8	0.000	0.500		934.817m²	431.622m³
9	0.500	1.000		387.625m²	108.087m³
10	1.000	1.500		71.739m²	9.974m³
11	1.500	2.000		0.248m²	0.004m³

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2D Area	Cut	Fill	Net
Cut and Fill Proposed	1.000	1.000	4256.551sq.m	2561.837 Cu. M.	550.184 Cu. M.	2011.654 Cu. M.<Cut>
Totals			4256.551sq.m	2561.837 Cu. M.	550.184 Cu. M.	2011.654 Cu. M.<Cut>

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LEGEND

— SITE BOUNDARY

P01	-	02.12.2025	PJ	CL
REV	DESCRIPTION	DATE	BY	CHKD
ORIGINATOR:	www.ridge.co.uk			

RIDGE

PROJECT NUMBER: 5029223

CLIENT:
BALANCE POWER

IN ASSOCIATION WITH:

PROJECT:
DIG GATE LANE GAS PEAKER
ROCHDALE

TITLE:
PROPOSED CUT & FILL STRATEGY

DRAWN BY: PJ CHECKED BY: APPROVED BY:

SCALE: 1:250 @ A1 DATE: 02/12/2025

STATUS: DESCRIPTION:
S0 WORK IN PROGRESS

DRAWING No: 5031777-RDG-XX-ST-DR-C-110610

PROJECT: ORG: FUNCTION: SPATIAL: FORM: DISCIPLINE: NUMBER: REV:
5031777 RDG XX ST DR C 110610 P01



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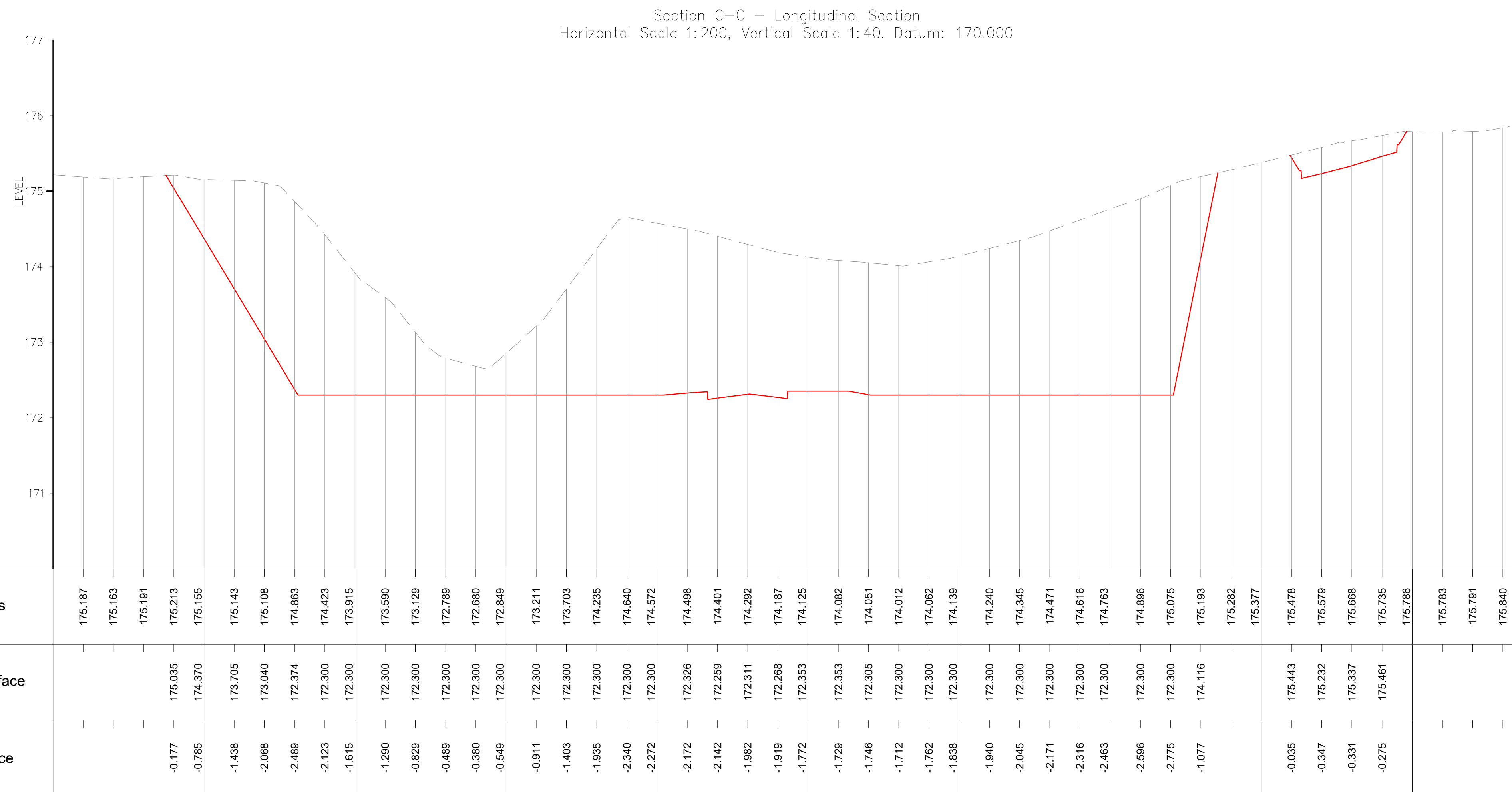
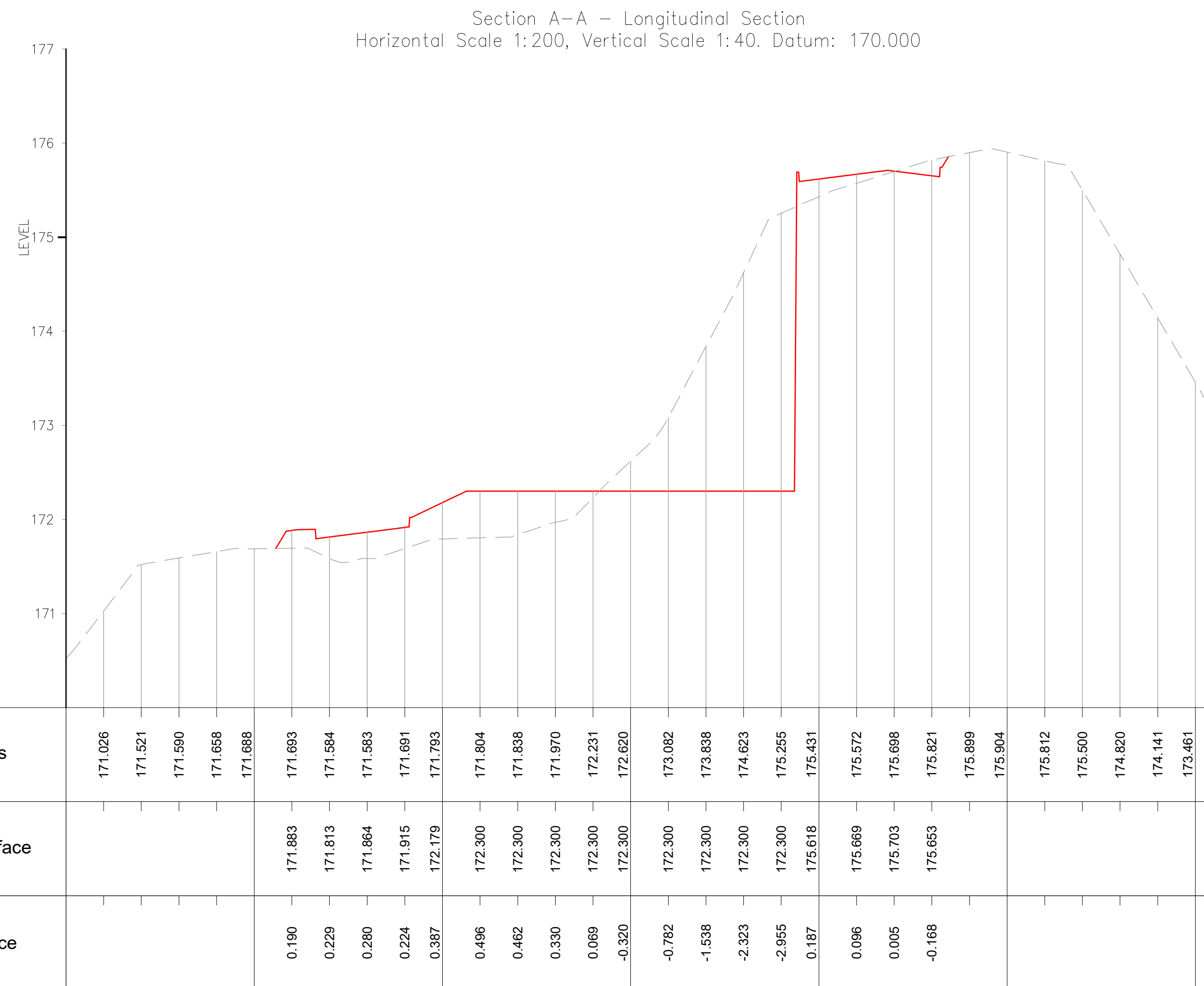
— SITE BOUNDARY

REFER TO DRAWINGS 5031777-RDG-XX-ST-DR-C-110621 AND 110622 FOR SECTIONS

P01	-	02.12.2025	PJ	CL
REV	DESCRIPTION	DATE	BY	CHKD
ORIGINATOR:	www.ridge.co.uk			



PROJECT NUMBER:		5029223	
CLIENT:		BALANCE POWER	
IN ASSOCIATION WITH:			
PROJECT:		DIG GATE LANE GAS PEAKER ROCHDALE	
TITLE:		PROPOSED SECTIONS KEY PLAN SHEET 1 OF 3	
DRAWN BY:	PJ	CHECKED BY:	APPROVED BY:
SCALE:	1:250	@ A1	DATE: 02/12/2025
STATUS:	DESCRIPTION:		
S0 WORK IN PROGRESS			
DRAWING No: 5031777-RDG-XX-ST-DR-C-110620			
PROJECT:	ORG:	FUNCTION:	SPATIAL: FORM: DISCIPLINE: NUMBER: REV:
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LEGEND

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— — — — — EXISTING SURFACE

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ORIGINATOR: www.ridge.co.uk			



RIDGE

PROJECT NUMBER: 5029223

CLIENT: **BALANCE POWER**

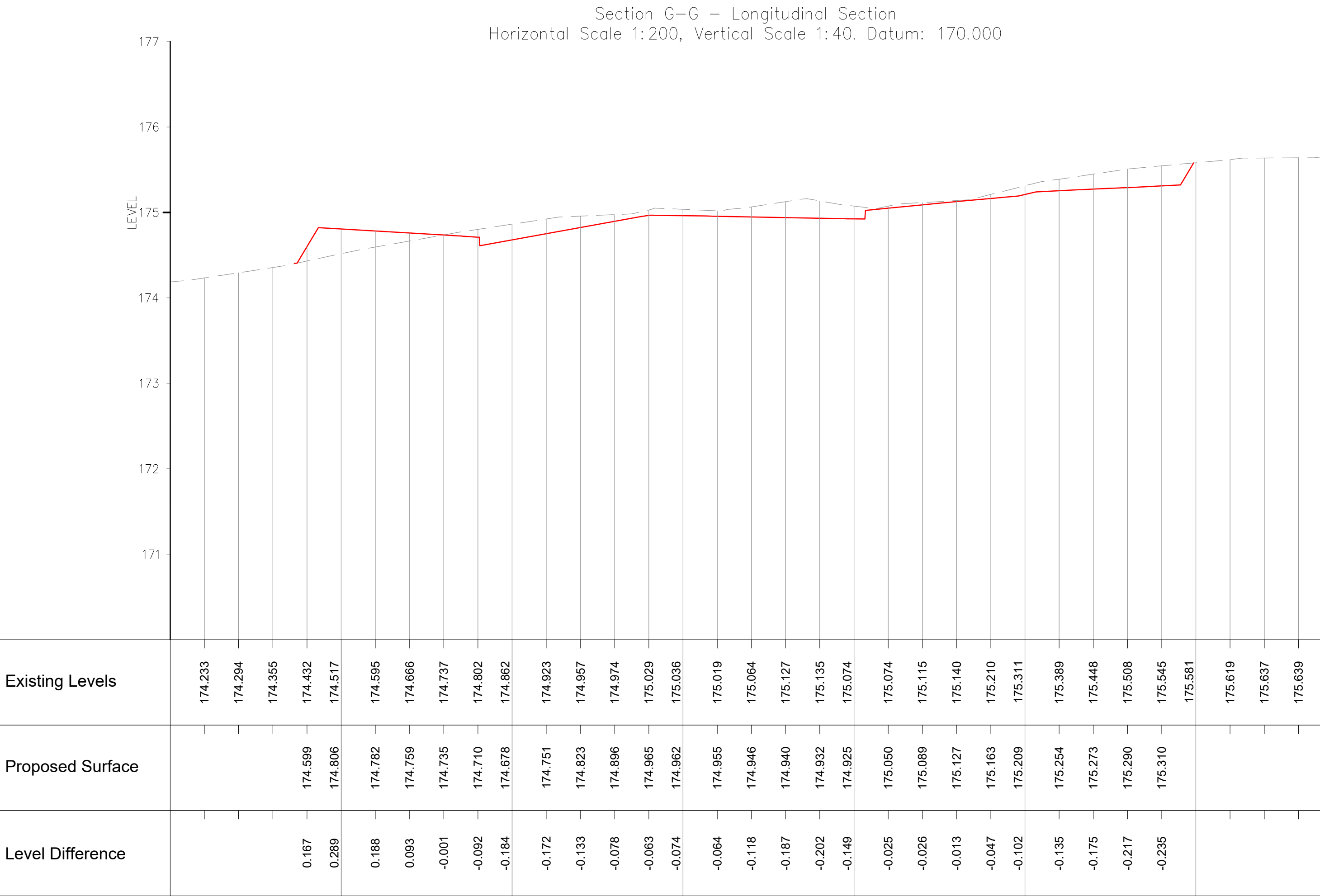
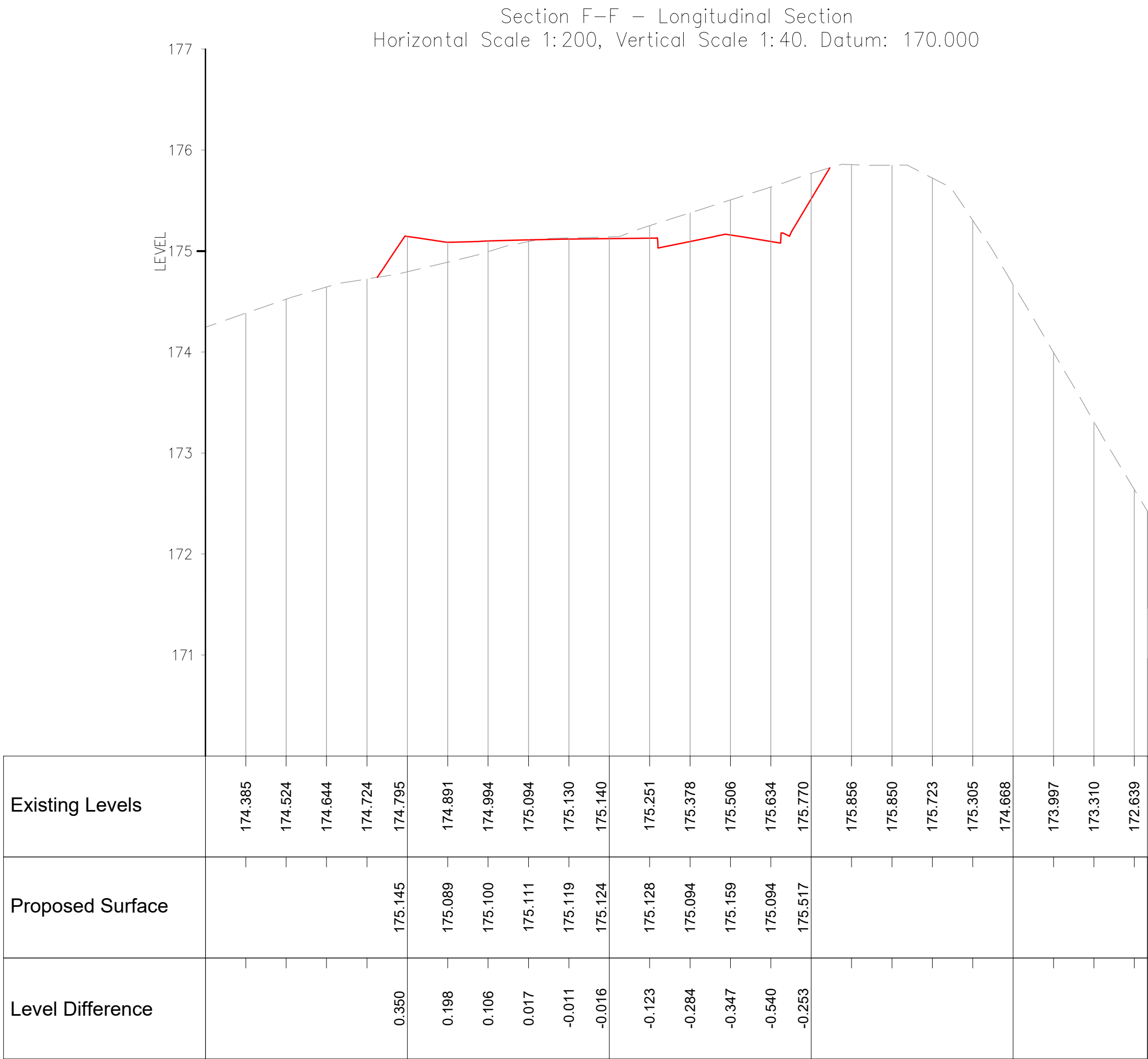
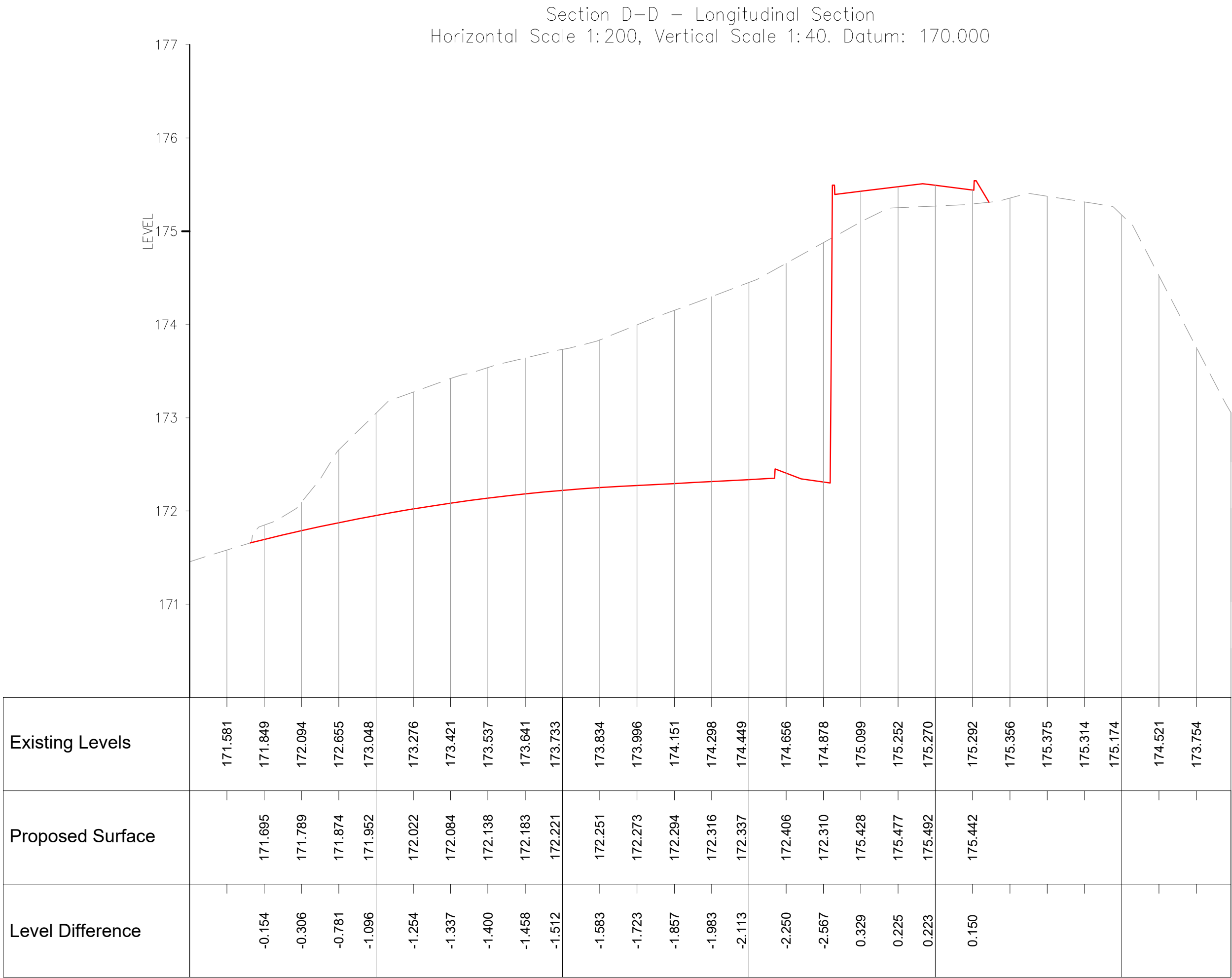
IN ASSOCIATION WITH:

PROJECT:
DIG GATE LANE GAS PEAKER
ROCHDALE

TITLE:
PROPOSED SECTIONS
SHEET 2 OF 3

DRAWN BY:	PJ	CHECKED BY:	APPROVED BY:
SCALE:	H 1:200 V 1:40 @ A1	DATE:	02/12/2025
STATUS:	DESCRIPTION:		
S0	WORK IN PROGRESS		

DRAWING No: 5031777-RDG-XX-ST-DR-C-110621							
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- - - EXISTING SURFACE

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REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR: www.ridge.co.uk

RIDGE

PROJECT NUMBER: 5029223

CLIENT:

BALANCE POWER

IN ASSOCIATION WITH:

PROJECT:
DIG GATE LANE GAS PEAKER
ROCHDALE

TITLE:
PROPOSED SECTIONS
SHEET 3 OF 3

DRAWN BY: PJ CHECKED BY: APPROVED BY:

SCALE: H 1:200 V 1:40 @ A1 DATE: 02/12/2025

STATUS: DESCRIPTION:
S0 WORK IN PROGRESS

DRAWING No: 5031777-RDG-XX-ST-DR-C-110622

PROJECT: 5031777 RDG XX ST DR C 110622 P01
ORG: FUNCTION: SPATIAL: FORM: DISCIPLINE: NUMBER: REV: