

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Non-Material Amendment**

APPLICATION REFERENCE: OTH/2025/1270

Applicant Mr Dan Levy 107 Mere Grange Leaside C/o Agent St. Helens Merseyside WA9 5GG	Agent Mr Andrew Barton Barfield House (First Floor) Alderley Road Wilmslow SK9 1PL
---	--

Part I - Particulars of Application

Proposal: Non-material amendment to 24/00043/FUL to reword conditions 5, 10, 11, 12 and 15 to allow for a phased approach; reword condition 6 to amend the approach to approval of external materials; reword condition 22 to amend the approach to approval of an emergency response plan

Location: Land Off Dig Gate Lane, Dig Gate Lane, Rochdale

Valid On: 10 December 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (7)**

- 5 Prior to the commencement of the main works (the Battery Energy Storage System) but excluding the ecological implementation specified in plan ref: 3471-01-L-002 Rev A), 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

- 6 Prior to the installation of the parts specified in this condition, full samples and/or external material specification details for each of the following parts

of the development shall be provided to the Local Planning Authority for approval:

- Battery Container
- DNO Room
- Inverter and Transformer Skid
- Welfare & Control Room
- Substation
- Storage Room
- Any hard surface materials.

Such details shall include the type, colour and texture of materials.
Development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the character of the local area and the landscape character in compliance with policies P2, P3 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

- 10 Prior to the commencement of the main works (the Battery Energy Storage System) but excluding the ecological implementation specified in plan ref: 3471-01-L-002 Rev A, 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.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted

- 11 The main works (the Battery Energy Storage System) but excluding the ecological implementation specified in plan ref: 3471-01-L-002 Rev A, 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.

Reason(s): The Northwest River basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact could cause deterioration of a quality element to a lower status class and/or prevent the recovery of and/or cause deterioration of a protected water body because it would result in the release of priority hazardous substances such as diffuse pollution and siltation; to prevent pollution of the water environment.

- 12 The main works (the Battery Energy Storage System) but excluding the ecological implementation specified in plan ref: 3471-01-L-002 Rev A, shall not 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.

The ecological mitigation phase of the scheme shall be undertaken in accordance with the details set out in the letter titled Construction Management Plan dated 10th February 2026.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, T2, G7, G8 and G9 of the Core Strategy and the National Planning Policy Framework.

- 15 Prior to the commencement of the main works (the Battery Energy Storage System) but excluding the ecological implementation specified in plan ref: 3471-01-L-002 Rev A, should it be required to import material onto the site, a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- Details of the volumes and types of material proposed to be imported or reused on site
- Details of the proposed source(s) of the imported or reused material
- Details of the chemical testing for ALL material to be undertaken before placement onto the site
- Include the result of the chemical testing which must show the material is suitable for use of the development
- Include confirmation of the chain of evidence to be kept during the material movement, including material importation and removal from and to the development

All works shall be undertaken in accordance with the approved document

Reason: To ensure that no unsuitable material is brought onto the site and in accordance with Policy G9 of the adopted Rochdale Core Strategy.

- 22 Prior to the installation of the Battery Container; DNO Room; Inverter and Transformer Skid; Welfare & Control Room; Substation; Storage Room an Emergency Response Plan shall be submitted to, and approved in writing by the Local Planning Authority (following consultation with the Fire Authority). The Emergency Response Plan must prescribe measures to facilitate safety during the construction, operation and decommissioning of the battery storage facility, including the protocols to manage a fire during the operation and decommissioning. Thereafter the battery storage facility shall operate in accordance with the measures outlined in the Emergency Response Plan and an annual inspection shall be carried out and a report submitted to the Local Planning Authority to demonstrate compliance.

Reason: In the interest of ensuring the safe operation of the development with regards the adjacent motorway, in accordance with Rochdale Core Strategy policies DM1, T2 and paragraph 115 of the National Planning Policy Framework

Date of Decision: 26/02/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (1)	
1	This decision notice is to be read alongside that issued with planning permission 24/00043/FUL and all conditions that were imposed on all previous applications and amendments, with the exception of those conditions which are explicitly varied in accordance with the provisions of this decision or which have been explicitly varied by way of other S96A non-material amendments.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice. Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.