



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00253/VRCON

Name and address for correspondence:	Applicant name:
Mr Robert Gandy Enzygo 5 Fox Valley Way Sheffield S36 2AA	Mr Alex Inglis

Part I - Particulars of Application

Date of Application: 12 March 2024

Proposal:	Section 73 applicaton to vary conditions 2 (Plans), 3 (Drainage Pre-Commencement), 5 (Planting) and 7 (Acoustic Fencing) of planning permission 21/01098/FUL to amend the site layout and infrastructure amendments
Location:	Land To Rear Of Astra Centre, Royal Barn Road, Rochdale

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and submitted plans subject to the following condition(s):

Conditions and Reasons:

- 1 This permission relates to the following plans and report:-
 - Location Plan (ref: 23191-0201 rev P1)
 - MAS008-PL-01 - Royle Barn Road site layout plan Rev P5 (1:1000)
 - MAS008-PL-02 - Royle Barn Road site layout plan Rev P1 (1:500)
 - 001 - TX + MV Skid
 - 002 - Auxiliary Transformer Elevation
 - 003 - Envision Liquid-Cooled BESS DC Side
 - 004 - DNO Control Room Elevation
 - 005 - BESS Switchroom + Control Room
 - 006 - Battery Cabinet Elevation
 - 007- Fence
 - 008 - Welfare
 - 009 - Battery Inverter

- 010 - Gate
- 1330/01 Rev B (09/08/24) - Landscape Proposals
- ROY-PPC-00-XX-DR-C-0211 Rev P5 - External Works Drainage Strategy
- SD-01 3m Acoustic Fence
- Battery Energy Storage Site, Royle Barn Road, Rochdale - Noise

and the development shall be carried out in complete accordance with these drawings and the report hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 2 The development shall be undertaken in accordance with the drainage details indicated in approved drawing ref ROY-PPC-00-XX-DR-C-0211 Rev P5 - External Works Drainage Strategy and in the email received by the Local Planning Authority from Enzygo on 15.08.2024

Reason: 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 the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 The development shall be carried out in complete accordance with the recommendations contained within the Construction Management Plan (ref: SHF.349.013 dated July 2021) approved under the original planning permission ref 21/01098/FUL.

Reason: To minimise detrimental effects to 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, P3, T2, G8 and G9 of the emerging Core Strategy and the National Planning Policy Framework.

- 4 The development hereby permitted shall not be brought in to use until the planting shown on the Landscape Proposals (ref: 1330/01 Rev B dated 09/08/24) has been implemented in full, including the installation and the positioning of the bird boxes. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 The development hereby permitted shall not be brought in to use until the boundary treatments shown on the approved plans have been erected in accordance with the approved details. Notwithstanding any detail shown on the approved plans, the palisade fencing shall be colour treated Green (RAL 6005) upon installation and retained as such thereafter.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The acoustic fencing shall be erected in full accordance with drawing titled Figure 1 - Site Layout contained within the submitted Enzygo technical note dated 7th March 2024 and as shown on the approved drawing ref SD-01 3m Acoustic Fence prior to first use or operation of the facility hereby permitted and retained as such at all times thereafter.

Reason: In the interests of amenity and in compliance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7 Other than lighting shown on the approved plans, no external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented and retained as such thereafter.

Reason: In the interests of amenity and in compliance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 No works, including any demolition works and the clearance of trees and shrubs, shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended):

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 27 August 2024

Melanie Hale
Head of Planning Services

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.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.