

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Removal/Variation of Conditions**

APPLICATION REFERENCE: PL/2026/0284

Applicant Mr Alex Inglis 4 Kingdom Street London W2 6BD	Agent Mr Robert Gandy 5 Fox Valley Way Sheffield S36 2AA
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Part I - Particulars of Application

Proposal: Section 73 application to vary conditions 1 (Plans) and 2 (Drainage) of planning permission 24/00253/VRCON
Location: ASTRA CENTRE, ROYLE BARN ROAD, ROCHDALE, OL11 3DT
Valid On: 25 March 2026

DECISION: GRANT PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS**Condition(s) (8)**

- 1 This permission relates to the following plans and reports:-
 - 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
- 1248769- Royle Barn Road-GA-07 Rev I - Proposed Site Drainage
- 1248769- Royle Barn Road-GA-08 Rev G - Proposed Access Road Drainage
- SD-01 3m Acoustic Fence
- Royal Barn Stormwater Drainage Strategy Revision 3 dated 02/12/2025
- 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 drawings.

- 1248769- Royle Barn Road-GA-07 Rev I - Proposed Site Drainage
- 1248769- Royle Barn Road-GA-08 Rev G - Proposed Access Road Drainage
- Royal Barn Stormwater Drainage Strategy Revision 3 dated 02/12/2025

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.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 16/06/2026

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.

