



Friends of Carrington Moss <friendscarringtonmoss@gmail.com>

Re: FW: BESS Road Development 116930

1 message

Friends Of Carrington Moss <friendscarringtonmoss@gmail.com>

13 August 2025 at 14:44

To: "Johnson, Julia" <Julia.Johnson@trafford.gov.uk>

Bcc: Marj Pownar <marj.pownar@gmail.com>, Friends of Carrington Moss <friendscarringtonmoss@gmail.com>, Lorraine Eagling <l.eagling@hotmail.co.uk>

Hi Julia

Thanks so much for the quick response. The developer's report is confusing because, whilst it recognises the presence of peat, it does not refer to the conditions required by the granting of the planning application (my point about Condition 31 is that it surely relates to a road that will impact the peat as much as the development within the red line boundary).

We object to this proposal and dispute the conclusion reached by the applicant (5.1.8) that "*this LDC appropriately meet the conditions*" . It is our understanding that permitted development rights do not apply to irreplaceable habitats (which are those that meet the [government's guidelines](#)) - the term certainly applies to the very deep peat in this location.

The Peat Management Plan should cover all aspects of the development, including the requirement for a temporary road.

Please can you confirm who is the contact in Natural England in relation to the Peat Management Plan.

Thank you.

Kind regards

Marj Pownar

For and on behalf of all the supporters of the Friends of Carrington Moss, which total more than 2,500 residents.

On Wed, 13 Aug 2025 at 13:24, Johnson, Julia <Julia.Johnson@trafford.gov.uk> wrote:

Dear Marj,

Thank you for your e-mail which has been forwarded to me by the Planning Business Support team.

We have not yet reached a decision on application ref. 116930/CPL/25 which seeks to establish whether the proposed works constitute permitted development under the relevant legislation – the Town and Country Planning (General Permitted Development) (England) Order 2015.

The supporting documentation for the application, specifically 'Lawful Development Certificate Application: Supporting Statement' by Arcadis, sets out why the applicant considers that it falls under Class A, Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and this is currently under consideration.

At the present time I am not aware that we have received any applications to discharge conditions relating to 115160/FUL/24 or that any development has commenced on site and therefore I am not in receipt of a detailed Peat Management Plan. Any condition discharge application that is received, would be uploaded to the planning pages of the Trafford Council website with the relevant supporting documents.

Kind Regards

Julia

Julia Johnson

Major Planning Projects Officer

Place Directorate

Trafford Council

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From: Friends Of Carrington Moss <friendsofcarringtonmoss@gmail.com>

Sent: 11 August 2025 12:36

To: Development Management (Planning) <development.management@trafford.gov.uk>

Subject: BESS Road Development 116930

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Dear Development Management

We refer to planning application 116930, which suggests that part of the scheme related to planning application 115160 is permitted development and requesting that a Lawful Development Certificate is issued.

We are very concerned about this. Please can you explain why this road is considered to be permitted development. It is likely to cause a number of harms in the area.

In addition, Condition 31 of the approval for 115160 requires that "*No development, including ground works, shall take place on each phase of the development until a detailed Peat Management Plan has been submitted to and approved in writing by the local planning authority*".

We cannot see a detailed Peat Management Plan on the planning portal, so please can you confirm that this condition has been met (and if so, please can you either send us a copy of the detailed Peat Management Plan or upload it to the portal).

Thanks

Marj

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Kind regards

Marj Pownier

Chair, Friends of Carrington Moss (<https://friendsofcarringtonmoss.com/>)

Vice Chair, Save Greater Manchester Green Belts Group (<https://www.savegmgreenbelt.org.uk/>)

Vice Chair, Community Planning Alliance (<https://www.communityplanningalliance.org/>)