



Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

| Name and Address of Applicant | Name and Address of Agent |
|-------------------------------|---------------------------|
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Part I – Particulars of Application

Application Number: 115160/FUL/24

Land North Of Ashton Road, Carrington

Proposed development of a containerised Battery Energy Storage System comprising battery units with transformer units and inverter cabinets, switchgear buildings, internal access tracks, electrical substation compound including transformers, switchgear, and associated equipment, CCTV and emergency / security lighting, perimeter fencing, underground surface water drainage infrastructure, vehicular parking area, site welfare facilities, underground cable connection, widening of Ashton Road and other associated infrastructure.

Part II – Particulars of Decision

That Trafford Council hereby gives notice in pursuance of the provisions of the Town and Country Planning Act that **PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted and the following condition(s):

- (1) The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans:

Site Location Plan - BDS-SSE-CVL-SLY-0002-000 Rev I01
Proposed Site Layout - BDS-SSE-CVL-SLY-0001-000 Rev I01
Proposed Substation Plan and Elevations - BDS-SSE-CVL-PEV-0001-001 and BDS-SSE-CVL-PEV-0001-002 Rev I02
Proposed Switchgear Building Plan and Elevations - BDS-SSE-CVL-PEV-0002-001 and BDS-SSE-CVL-PEV-0002-002 Rev I01
Proposed Control and Welfare Building Plan and Elevations - BDS-SSE-CVL-PEV-0003-001, BDS-SSE-CVL-PEV-0003-002, BDS-SSE-CVL-PEV-0003-003 Rev I01
Proposed Spares Building Plan and Elevations - BDS-SSE-CVL-PEV-0004-001 and BDS-SSE-CVL-PEV-0004-002 Rev I01
Proposed BESS Unit Elevations - BDS-SSE-CVL-PEV-0005-000 Rev I01
Proposed MV Station Elevations - BDS-SSE-CVL-PEV-0006-000 Rev I01
Proposed CCTV and Lighting Column Elevations - BDS-SSE-CVL-SER-0002-000 Rev I01
Proposed Water Tank and Pump Plan and Elevations - BDS-SSE-CVL-SER-0003-000 Rev I01
Proposed Auxiliary Transformer Plan and Elevations - BDS-SSE-ELE-TRA-0001-000 Rev I01
Proposed 33kV Cable Trench Elevations - BDS-SSE-ELE-LDI-0001-001 and BDS-SSE-ELE-LDI-0001-002 Rev I01
Proposed 400kV Cable Trench Elevations - BDS-SSE-ELE-LDI-0002-000 Rev I01
Proposed Ashton Road Upgrade Plans and Elevations - BDS-SSE-CVL-SER-0006 Sheets 001, 002 and 003 Rev I02
Access Track Sections for Proposed Overland Flows - 30217049-ARC-XX-050-DR-CE-00004 Rev P03
Landscape Mitigation Plan - 30217049-ARC-XX-LAN-DWG-00001 Rev 09 (dated 30.04.25)

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy.

(3) No development or works of site preparation shall take place until a phasing plan to demonstrate how development shall proceed across the site as a whole in a phased manner has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place in accordance with the approved details. The reference to a 'phase' or 'phases' in the remainder of this decision notice shall be taken as referring to the phases shown on the approved phasing plan

Reason: To ensure the satisfactory development of the site in a phased manner in the interests of visual amenity, residential amenity and highway safety having regard to Policies L4 and L7 of the Trafford Core Strategy, Policy JP-P1 of Places for Everyone, and the National Planning Policy Framework.

(4) The final layout of the development hereby approved will be in accordance with the Site Layout Plan (drawing reference: BDS-SSE-CVL-SLY-0001-000_Proposed Site Layout Plan_Rev I01) unless an alternative layout has first

been submitted to and approved in writing by the Local Planning Authority. Any such revised layout plan shall be accompanied by full details of the Battery Energy Storage System equipment and other ancillary equipment and infrastructure, route of the underground cable and any accompanying technical information required for each phase of the development. Any such revised layout plan shall not extend upon any of the height or site area parameters approved by this planning permission or associated conditions. The development thereafter shall be implemented in accordance with the approved details.

Reason: To provide some flexibility to allow for technological advancements and improved efficiency and design having regard to Policy L7 of the Core Strategy, Policies JP-S1 and JP-S2 of Places for Everyone and the National Planning Policy Framework.

(5) This planning permission is for a temporary period of 40 years from the date of first operation of the development hereby permitted. At least 6 months before the planning permission is due to expire, a Decommissioning Method Statement (to include a timetable for implementation and a scheme to restore the land) shall be submitted to and approved in writing by the Local Planning Authority. Decommissioning of the Battery Energy Storage System, comprising discontinuance and removal of all buildings, works, uses of land and other development hereby permitted and the restoration of the land to a condition approved under the Decommissioning Method Statement shall take place within 12 months of the expiry of this permission.

Reason: To reflect the stated lifespan of the development and to restore the land in the interests of the visual amenities of the area and the natural environment, having regard to Policy L7 and R2 of the Trafford Core Strategy, Policy JP Allocation 30: New Carrington and Policies JP-P1 and JP-G8 of Places for Everyone and the National Planning Policy Framework.

(6) Notwithstanding any description of materials in the application no above-ground construction works for each phase of the development shall take place until samples and / or full specifications of the materials to be used externally on the buildings, battery containers and inverters / transformers, ancillary equipment including fencing / gates and for the surfacing / resurfacing of any of the tracks within the application site, for that phase of development, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type and colour of the materials, and any material used for resurfacing of any of the tracks should be of a type that is safe for all users, including horse riders. The development shall be carried out in accordance with the approved details for each phase.

Reason: In order to ensure an acceptable appearance and the safety of users of the tracks, having regard to Policy L7 of the Trafford Core Strategy, Policy JP-P1 of Places for Everyone and the National Planning Policy Framework.

(7) No development shall take place on each phase of the development until details of existing and finished site levels relative to previously agreed off-site datum points for that phase of development have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in

accordance with the approved details.

Reason: In the interests of visual amenity, having regard to Policy L7 of the Trafford Core Strategy, Policy JP-P1 of Places for Everyone, and the National Planning Policy Framework.

(8) No development shall take place on each phase of the development, including ground works, until a Construction Management Plan (CMP) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The approved Plan(s) shall be adhered to throughout the construction period. The Plan shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) detailed plans for any required highway accommodation works needed to facilitate the movement of construction traffic from origin to destination
- iii) a pre-commencement photographic highway dilapidation survey (to be agreed with the LHA).
- iv) a post construction photographic highway dilapidation survey (to be agreed with the LHA).
- v) hours and location of proposed deliveries to site and how they will be managed, to include details of any proposed delivery booking system (deliveries outside of peak traffic hours where possible) and forecast HGV/HDV trip numbers
- vi) A construction site plan including vehicle tracking to demonstrate HGV/HDV access and egress in a forward gear is achieved.
- vii) storage of plant and materials used in constructing the development
- viii) loading and unloading of plant and materials (all within the site) to include vehicle access and egress arrangements including times of access/egress
- ix) Forecast HGV/HDV trip numbers associated with deliveries to site and the removal of materials/waste/recycling/equipment.
- x) the erection and maintenance of security hoardings including decorative displays and information for members of the public, including contact details of the site manager
- xi) wheel washing facilities and any other measures for keeping the highway clean (including footways/footpaths) during construction works
- xii) a scheme for recycling/disposing of waste resulting from demolition and construction works (prohibiting fires on site)
- xiii) proposed days and hours of demolition and construction activity (to be restricted to between 08:00 -18:00 on Monday to Friday; 09:00 - 13:00 on Saturday, and no work permitted on a Sunday or a Bank Holiday)
- xiv) measures to control the emission of dust and dirt during demolition and construction and procedures to be adopted in response to complaints of fugitive dust emissions
- xv) measures to prevent undue disturbance to adjacent dwellings from noise and vibration, including any piling activity and plant, to be in accordance with the principles of Best Practicable Means as described in BS 5228: 2009 (parts 1 and 2)
- xvi) information on how asbestos material is to be identified and treated or disposed of in a manner that would not cause undue risk to adjacent receptors
- xvii) measures to ensure Public Rights of Way remain open for public use during the construction of the site including measures taken to prevent any impacts on Public Rights of Way during construction

xviii) safety measures be put in place to ensure no construction vehicles pose a danger to pedestrians, cyclists, horses and riders

Reason: To ensure that appropriate details are agreed before works start on site, to minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Places for Everyone Policies JP-P1, JP-C8 and JP-G8 and Policies R2, L4, L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework. The details are required prior to development taking place on site as any works undertaken beforehand, including preliminary works, could result in adverse residential amenity and highway impacts.

(9) No development shall take place on each phase of the development, including ground works or vegetation clearance until a Construction and Pre-Construction Environmental Management Plan (CEMP) for that phase of development has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall provide for:

- A. No construction works should be permitted during the hours of darkness,
- B. Precautions during the course of any construction period to avoid harm to mammals, including -
 - o Covering deep excavations overnight or ensuring sufficient protection is in place around such excavations
 - o Leaving gaps in any boundary fencing during site clearance to enable mammals to move off the site,
 - o Keeping construction sites tidy, avoiding the creation of potential refuges for mammals.
- C. Measures to minimise vehicle noise,
- D. Acoustic and visual screening along the edge of the SBI

Reason: To ensure that appropriate details are agreed before works start on site, to minimise disturbance to the local ecology and wildlife, including protected species, having regard to Places for Everyone Policies JP-P1 and JP-G8 and Policies R2 and L7 of the Trafford Core Strategy and the National Planning Policy Framework. The details are required prior to development taking place on site as any works undertaken beforehand, including preliminary works, could result in adverse ecological and wildlife impacts.

(10) No development shall take place on each phase of the development, including ground works, until a detailed sustainable surface water drainage scheme for that phase of the development, to limit the proposed peak discharge rate of storm water from the development to meet the requirements of the Greater Manchester level 2 Hybrid Strategic Flood Risk Assessment (SFRA) and the drainage hierarchy, as set out in National Planning Practice Guidance, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing and phasing arrangements embodied within the scheme.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to meet the requirements of Policy JP-S4: Flood

Risk and the Water Environment of Places for Everyone and the National Planning Policy Framework.

(11) No development shall take place on each phase of the development until a detailed strategy confirming the method of foul drainage and associated drainage design for that phase of development has been submitted to, and approved in writing by, the local planning authority. The approved strategy shall be implemented in full and retained and maintained in accordance with the approved details thereafter.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site, having regard to Policy L5 and Policy L7 of the Trafford Core Strategy, Policy JP-S4 of Places for Everyone, and the National Planning Policy Framework.

(12) The development hereby permitted shall not be brought into use until a detailed surface water drainage system management plan has been submitted to and approved in writing by the local planning authority. The plan shall be in accordance with any relevant standards set out in the emerging New Carrington Masterplan, if available at the point that a condition discharge application is submitted. The approved plan shall:

- Detail how the surface water drainage system servicing the development will be serviced and maintained for the lifetime of the development, including the maintenance, repair and servicing of any penstock valves/ hydro-breaks.
- Detail how, for fire recovery, the surface water drainage system will be inspected for fault and/or defect through the lifetime of the development and following incident.
- Detail how, post-incident, it will be ensured that the site surface water drainage system remains fit for purpose.

The approved management plan shall be implemented in full and retained and maintained in accordance with the approved details thereafter.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site, having regard to Policy L5 and Policy L7 of the Trafford Core Strategy, Policy JP-S4 of Places for Everyone, and the National Planning Policy Framework.

(13) No development shall take place, on each phase of the development including ground works, until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development, for each phase of the development, have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and on the water main infrastructure that crosses the site and shall identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details. The applicant shall carry out a post completion survey, the results of which shall be submitted to the Local Planning Authority within one month of completion of the development (and

prior to first operation) to demonstrate that the works in the vicinity of the water main have had no adverse impact on its structural integrity.

Reason: In the interests of public health and to ensure protection of the public water supply, having regard to Policy L7 of the Core Strategy, Policy JP-P1 of Places for Everyone, and the National Planning Policy Framework.

(14) No development shall take place on each phase of the development unless and until an updated, full ground gas risk assessment, for that phase of development, has been completed and a written report of the findings has been submitted to and approved in writing by the Local Planning Authority. If unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site shall be included in the report and the development shall thereafter be carried out in full accordance with the duly approved remediation strategy for that phase of development. A verification report verifying that any remediation strategy required, has been implemented in full, shall be submitted to and approved in writing by the Local Planning Authority before each phase of the development is first brought into use.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site, having regard to Policy L5 and Policy L7 of the Trafford Core Strategy, Policy JP-S4 of Places for Everyone, and the National Planning Policy Framework.

(15) If during construction of the development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented in full accordance with the approved details.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site from previously unidentified contamination sources, having regard to Policy L5 and Policy L7 of the Trafford Core Strategy, Policy JP-S4 of Places for Everyone, and the National Planning Policy Framework.

(16) Piling or other foundations designs using penetrative methods shall not be carried out unless in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site, having regard to Policy L5 and Policy L7 of the Trafford Core Strategy, Policy JP-S4 of Places for Everyone, and the National Planning Policy Framework.

(17) No development shall take place at the Battery Energy Storage System compound until a detailed scheme for the controlled disposal of any contaminated surface-water arising during the event of a fire is submitted to and approved in writing by the local planning authority. The scheme shall thereafter

be carried out in full accordance with the approved details.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site, having regard to Policy L5 and Policy L7 of the Trafford Core Strategy, Policy JP-S4 of Places for Everyone, and the National Planning Policy Framework.

(18) a) Notwithstanding the details shown on the approved plans, each phase of the development hereby permitted shall not be brought into use until full details of both hard and soft landscaping works for that phase of development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, gates and fences, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), biodiversity measures (bird nesting and bat roosting boxes), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works. The plan(s) / details shall be in accordance with any relevant standards set out in the emerging New Carrington Masterplan, if available at the point that a condition discharge application is submitted.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following first use of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition during the first 10 years post construction that are dead, damaged, removed, uprooted, destroyed, showing signs of significant decline, lack of vigour, stress or poor management as determined by the Council, they must be replaced on a like for like basis.

Reason: To ensure that the site is satisfactorily landscaped and allows for biodiversity measures having regard to its design, location, the nature of the proposed development and having regard to Places for Everyone Policies JP-P1 and JP-G7 and Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

(19) No development or vegetation clearance (defined as the deliberate removal of any semi-natural vegetative habitat e.g., grassland, trees, and native shrubs) shall take place unless and until a written 30-year Habitat Management and Maintenance Plan (HMMP) relating to all biodiversity measures within the submitted Biodiversity Net Gain Assessment 30217049-ARC-ECO- REP-00002 Rev 4.0 date March 2025 and Landscape Mitigation Plan 30217049-ARC-XX-LAN-DWG-00001-REV 09 dated 30.04.2025, has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include the following: a) aims, objectives and targets for management, including habitat target conditions matching the associated Biodiversity Metric submitted with the application. b) descriptions of the management operations necessary to achieving aims and objectives (including options). c) preparation of a works schedule (with an annual plan), including timescales for habitat clearance and habitat creation and/or enhancement. d) details of monitoring needed to measure the effectiveness of management. e) details of those individuals or organisations responsible for the implementation and monitoring of the HMMP, the legal and funding mechanism(s) by which the long-term implementation of the plan will be

secured and the management body(ies) responsible for its delivery. f) mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets. g) where the results from monitoring show that the targets in the Biodiversity Gain Plan are not being met how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. h) details of reporting in years 1, 2, 5, 10, 20 and 30. The HMMP shall be implemented in accordance with the approved details for the lifetime of the development.

Reason: To ensure suitable biodiversity enhancement measures are incorporated into the development, having regard to Places for Everyone Policies JP-P1 and JP-G8 Policy R2 of the Trafford Core Strategy and the NPPF.

(20) The development hereby approved shall be carried out in accordance with the submitted Biodiversity Net Gain Assessment 30217049-ARC-ECO- REP-00002 Rev 4.0 date March 2025. For the avoidance of doubt, the proposed development shall provide the following minimum enhancement, having regard to the submitted Biodiversity Metric: a minimum 10.56% net gain in habitat units, a minimum 15.63% net gain in hedgerow units and a minimum 10% net gain in watercourse units.

Reason: To ensure suitable biodiversity enhancement measures are incorporated into the development, having regard to Places for Everyone Policies JP-P1 and JP-G8 Policy R2 of the Trafford Core Strategy and the NPPF.

(21) No development or works of site preparation for each phase of the development shall take place until all trees, hedgerows and scrub to be retained on or adjacent to the site, have been protected in accordance with an Arboricultural Method Statement for that phase of development, to be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in full accordance with the approved details throughout the period of construction.

Reason: In order to protect the existing trees on or adjacent to the site in the interests of amenity and ecology having regard to Places for Everyone Policies JP-P1 and JP-G7, Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework. The fencing is required prior to development taking place on site as any works undertaken beforehand, including preliminary works, can damage the trees.

(22) No trees or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the previous written consent of the Local Planning Authority.

Reason: In order to protect the existing trees on or adjacent to the site in the interests of amenity and ecology having regard to Places for Everyone Policies JP-P1 and JP-G7, Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

(23) The Battery Energy Storage System hereby permitted shall not be brought into

use until a plan identifying the means of access and the areas for the parking, movement, loading and unloading of vehicles, to include a minimum of 2 no. accessible spaces and 1 no. EV charging space, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed and surfaced in complete accordance with the approved plans and areas shall be retained thereafter for their intended purpose.

Reason. To ensure that satisfactory provision is made for vehicles attracted to or generated by the proposed development, having regard to Places for Everyone Policies JP-P1 and JP-C8 and Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

(24) No development shall take place including ground works, for each phase of the development, until a Construction Traffic Management Plan from origin to destination for that phase of development has been submitted to and approved in writing by the Local Planning Authority. This shall include a swept path analysis for all the construction routes from the ship canal to the site and shall state that all construction and decommissioning traffic will come from the north only, along Isherwood Road via the A6144 and the M60 unless in an emergency access situation. Construction Traffic shall thereafter be managed and operated for each phase of the development in accordance with the approved Plan throughout the construction period.

Reason: In the interests of highway safety and to ensure the free flow of traffic having regard to Places for Everyone Policies JP-P1 and JP-C8 and Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

(25) Prior to first installation of any of the Battery Energy Storage System equipment, an updated noise modelling report shall be submitted to and approved in writing with the Local Planning Authority. The report should demonstrate compliance with the rating level limits set out in Condition 26, detailing any proposed or further proposed mitigation measures. The development shall thereafter be carried out in full accordance with the approved details.

Reason: In the interest of amenity having regard to Places for Everyone Policy JP-P1, Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

(26) The rating level, dB LAr,Tr, from the development, when measured externally in free-field conditions, should not exceed the levels outlined below. All measurements should be made in accordance with BS 4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound".

- o Carrington Riding Centre: 35 dB LAr,Tr
- o Swiss Cottage Farm: 34 dB LAr,Tr
- o Linden Homes Site: 38 dB LAr,Tr

Reason: In the interest of amenity having regard to Places for Everyone Policy JP-P1, Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

(27) Within 6 months of the first operation of the Battery Energy Storage System, a noise compliance survey shall be submitted to the Local Planning Authority demonstrating compliance with the limits set out under Condition 26.

Reason: In the interest of amenity having regard to Places for Everyone Policy JP-P1, Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

(28) No exterior lighting for the operational phase of the development shall be installed until a Lighting Impact Assessment has first been submitted to and approved in writing by the Local Planning Authority. The assessment shall provide details of any external lighting on the site and demonstrate that the lighting impacts from such installations onto any exterior glazing of habitable rooms to any dwellings and on notable habitats and bats would be within acceptable margins, following the Institution of Lighting Professionals' Guidance Note 01/21 Guidance notes for the reduction of obtrusive light and the Institution of Lighting Professionals Guidance Note 08/23 Bats and Artificial Lighting in the UK. The approved lighting, including any mitigation measures, shall be implemented in accordance with the approved details and retained in good order for the lifetime of the development.

Reason: In the interests of amenity and a protected species, having regard to Places for Everyone Policies JP-P1 and JP-G8 and Policies L7 and R2 of the Trafford Council and the National Planning Policy Framework.

(29) No development shall take place on each phase of the development until the applicant or their agents or successors in title has secured and implemented a programme of archaeological works. The works are to be undertaken on each phase of the development in accordance with a Project Design (PD) submitted to and approved in writing by the local planning authority. The PD shall cover the following:

A) Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:
i - palaeo-environmental transect augering and analysis
ii - informed by the above and by the detailed design stage, archaeological evaluation of areas at risk of being impacted by development groundworks (via trenching and/or strip_map-record)
iii - informed by the above, more detailed targeted excavation (subject of a new PD)
iv - archaeological monitoring and recording during groundworks that will impact on the former Carrington Rides

B) A programme for post investigation assessment to include:
i - analysis of the site investigations records and finds
ii - production of a final report(s) on the investigation results.

C) Deposition of the final report with the Greater Manchester Historic Environment Record.
D) Dissemination of the results commensurate with their significance.

- E) Provision for archive deposition of the report and records of the site investigation.
- F) Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.

Reason: In accordance with NPPF policy 16, paragraph 218, Places for Everyone Policy JP-P2 and having regard to Policy R1 of the Trafford Core Strategy: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

- (30) The development hereby permitted shall not be brought into operation until a full Battery Safety Management Plan (including fire safety management) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in strict accordance with the approved details.

Reason: In the interests of public safety and security having regard to Policy L7 of the Core Strategy, Policy JP-P1 of Places for Everyone, and the National Planning Policy Framework.

- (31) No development, including ground works, shall take place on each phase of the development until a detailed Peat Management Plan for that phase of the development has been submitted to and approved in writing by the local planning authority. The detailed Peat Management Plan will set out a compensation and mitigation strategy including a timetable of works, to address all identified peat impacts and shall accord with the provisions of the Outline Peat Management Plan ref. 30217049-ARC-SOI-REP-00002, version 4, dated 15 April 2025, and shall include
 - o Peat compensation design in collaboration with Natural England
 - o Peat avoidance measures during design and construction

Development shall thereafter be carried out in full accordance with the approved detailed Peat Management Plan.

Reason: In order to minimise and mitigate the impacts on peat having regard to Policy JP Allocation 30: New Carrington and Policies JP-G2 and JP-G8 of Places for Everyone, Policy R2 of the Trafford Core Strategy and the National Planning Policy Framework.

- (32) No development shall take place at the Battery Energy Storage System compound including ground works and vegetation clearance, until a detailed strategy for the provision of offsite mitigation for the impacts of the development on farmland bird communities / habitats for breeding skylarks and overwintering birds such as lapwings and starlings has been submitted to and approved in writing by the local planning authority. The strategy shall identify a suitable site for the provision of habitat creation and/or the provision of resources for habitat enhancement for birds. The strategy shall include a commencement date and confirmation of arrangements for the maintenance and management of the agreed mitigation for a period of 40 years by a suitable environmental or wildlife organisation. The mitigation strategy shall thereafter be implemented as

approved.

Reason: In order to minimise and mitigate the impacts on farmland birds having regard to Policy JP Allocation 30: New Carrington and Policy JP-G8 of Places for Everyone, Policy R2 of the Trafford Core Strategy and the National Planning Policy Framework.

(33) No clearance of trees and shrubs in preparation for (or during the course of) each phase of the development shall take place during the bird nesting season (March-August inclusive) unless an ecological survey for that phase of development 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 clearance shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the local planning authority which provides for the protection of nesting birds during the period of works on site. The mitigation strategy shall be implemented as approved for each phase of the development.

Reason: In order to prevent any habitat disturbance to nesting birds having regard to Places for Everyone Policies JP-P1 and JP-G8 and Policy R2 of the Trafford Core Strategy and the National Planning Policy Framework.

(34) No development shall take place (including demolition, ground works, vegetation clearance) on each phase of the development until a Reasonable Avoidance Measures Method Statement (RAMMS) for toad for each phase of the development has been submitted to and approved in writing by the Local Planning Authority. The RAMMS should set out the working methods that will need to be adhered to avoid impacts on any common toad (or other amphibians) that may be encountered during the works. On commencement of development, the approved details concerning site clearance (including removal of vegetation or any structure bases) shall be adhered to throughout the works.

Reason: In order to protect and to minimise habitat disturbance to any common toad (or other amphibians) that may be present on site having regard to Policy R2 of the Trafford Core Strategy, Places for Everyone Policy JP-G8 and the National Planning Policy Framework. This is required prior to the commencement of development to ensure that the impact of the work on these species is minimised from the outset of the development works including site clearance.

INFORMATIVES:

- 1 The Local Planning Authority worked positively and 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.
- 2 For more information on the Biodiversity Gain Plan condition, exemptions and transitional arrangements please see Biodiversity net gain - GOV.UK (www.gov.uk) and Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk)
- 3 The applicant should gain further written approval from the Local Planning Authority through the submission of a Discharge of Conditions Application. The information provided by the applicant should include such particulars, and be accompanied by such plans, as are necessary to fully respond to the requirements set out within the conditions attached to this planning permission. More information on how to submit a Discharge of Conditions application is available on the Council's website at: www.trafford.gov.uk/planning
- 4 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Care should be taken during any works to trees and should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is via the Bat Conservation Trust on 0845 1300 228.
- 5 Should it be necessary for safety reasons for the applicant to seek temporary closure or diversion of the path during the construction of the works, a Temporary Traffic Regulation Order is required. Applications for TTRO are to be made to the Streetworks Team at traffordstreetworks@amey.co.uk
- 6 Permeable surfaces must be considered for the parking areas and no surface water should discharge onto the highway.
Any alterations or new connections to the ordinary watercourse will require the prior written approval of Trafford Council under s.23 of the Land Drainage Act 1991.
- 7 It is an offence under Section 14 of Wildlife and Countryside Act 1981 (as amended) to cause plants listed in Schedule 9 of this act to grow in the wild. The invasive non-native plant species: Himalayan balsam was found on site. it is recommended that works proceed under an INNS method statement and an ecologist be present to oversee the works.
- 8 It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between

United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout. It is the applicant's responsibility to ensure that any detailed drainage plans comply with UU's 'Standard Conditions for Works Adjacent to Pipelines' which can be found on the UU website: Working near our pipes - United Utilities. To discuss the drainage proposals the applicant should contact UU's Developer Services team by email at SewerAdoptions@uuplc.co.uk.

9 Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

10 There is Electricity North West Ltd (ENWL) infrastructure located on land associated with the application. The applicant should be advised that great care should be taken at all times to protect electrical apparatus and any personnel working in its vicinity. Anyone working in proximity to any of our apparatus (whether above or underground) should be referred to two relevant documents produced by the Health and Safety Executive and advised to follow the guidance given. The documents are as follows:-

HS(G)47 Avoiding danger from underground services

GS6 Avoidance of danger from overhead electric lines

ENWL offer a fully supported mapping service, providing up to date information about the location and status of our apparatus. Further information can be found at <https://www.enwl.co.uk/advice-and-support/line-search-before-you-dig>, alternatively you can call ENWL on 0800 195 4141.

BIODIVERSITY NET GAIN

(1) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

**(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.**

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Trafford Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Please see informative and notes for further information in relation to the condition, exemptions, transitional arrangements, irreplaceable habitats and the effect of 73(D) of the Town and Country Planning Act 1990.

Date of decision: 15th May 2025



Head of Planning and Development
Rebecca Coley

Note: This permission refers only to that under the Town and Country Planning Act and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Please read notes provided

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) England (Order) 2015

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. However, if this is a decision to refuse planning permission and an enforcement notice has been served for the same or very similar development the time limit is:

- Within 28 days from the date of the local planning authority's decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- Within 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the normal appeal period).

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local Planning Authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

2. Biodiversity Net Gain

Irreplaceable Habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously

attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

3. Purchase Notices

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subjects to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of the London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

4. In certain circumstances a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

5. Notice is given in accordance with Section 63. Greater Manchester Act 1981

that consideration will be given to means of access for the Fire Brigade when plans are deposited for Building Regulations approval.

6. Town and Country Planning Act 1990

Disabled Persons Act 1981

If this permission relates to the provision of buildings or premises to which the public are to be admitted, with or without payment, or in which the public are employed: e.g. office, shop, factory, railway premises etc. or of an educational nature: e.g. university, hall of university, college, school, teacher training college etc. the applicants attention is drawn to the provisions and requirements of the above Acts.

A full list of buildings and premises involved will be found in Section 76 of the Act of 1990 and 83 of the Act of 1981.

It is the responsibility of the applicant to comply with the requirements of the Acts.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990 namely Sections 70 and 72(1) of the Act.