

Application Number:	2024/0501	Application Type:	Full Planning Permission
Proposal:	Full: Construction, management and operation of a Battery Energy Storage System (BESS) with associated infrastructure, including access, drainage, security measures and landscaping and provision of a connecting cable along Croston Close Road.	Location:	Land At Rochdale Road And Bamford Road Turn Village
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	12.09.2025
Applicant:	Peter Rowe – Cubico UK Development Ltd	Expiry Date:	11.07.2025

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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	Major Application
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	3+ objections received
Other (please state):	

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

That Members resolve that they would be minded to grant planning permission (subject to the conditions contained in this report) and that the determination of the application hereafter be delegated to the Head of Planning as follows:

- (1) To complete a suitable Section 106 Agreement to secure:
 - The significant on-site enhancements to biodiversity
 - A financial contribution to compensate for Green Belt release / development.
- (2) To carry out drafting amendments to, or delete, any planning condition, insert any other required planning conditions, and to carry out any further amendments, variations or alterations to the S.106 Agreement as required.
- (3) To have discretion to refuse planning permission in the circumstance that the Section 106 Agreement is not completed within six months of the resolution to grant planning permission.
- (4) That upon satisfactory completion of the above legal agreement that planning permission be granted subject to the conditions contained within this report or as amended by (2) above.

2. APPLICATION SITE

The application site covers an area totalling 6.10Ha and is bounded to the east by Rochdale Road (A680), to the south by Bamford Road, to the west by Back Lane and to the north by agricultural land associated with Close Nook Farm. The site extends to the south east along the A680 Rochdale Road and onto Croston Close Road as the proposed development requires a connection to the Croston Close Road Substation.

The site itself is currently used as pastureland for sheep and is open in character with widespread views of the surrounding countryside. The site is bounded on all sides by dry stone walling. Gated vehicular access is available from two locations on Rochdale Road with a stile accessed from Back Lane providing access to a public right of way (FP1403187) which runs along the northwest boundary of the site. A Bridleway (BW1403206) runs along Croston Cross Road and is within the application site. Footpath FP1403186 runs along Back Lane itself with a Bridleway (BW14030183) running along Bamford Road. Both of these Public Rights of Way are located outside the application site.

The section of the application site running along Croston Close Road is identified as falling within the Ashworth Valley and Deeply Vale Biological Heritage Sites. A section of Cheesden Brook also runs across a small section of the application site as it passes under Rochdale Road and continues to run to the east of the application site along Croston Cross Road.

The Grade II listed building of Facit Farmhouse and attached stable and shippon are located 500m to the north of the application site.

The land is located within an area of countryside designated as Green Belt.

3. RELEVANT PLANNING APPLICATION HISTORY

No relevant planning history for the site.

4. PROPOSAL

The applicant proposes the erection of a Battery Energy Storage System (BESS) with a capacity of 85MW on the site along with associated infrastructure including ancillary equipment, drainage (including the creation of an attenuation pond), security measures and landscaping. Two access locations have been proposed, both from the A680 Rochdale Road, with the access to the south proposed solely for use by emergency vehicles. The main access point is to the north with internal roads also proposed. A large area of land to the west of the site has been set aside for planting to assist with providing the mandatory 10% increase in Biodiversity at the site.

Owing to evolving innovation within the energy sector, the applicant seeks planning approval solely for a Parameters Plan at this stage. This approach identifies specific uses for parcels of land within the application site and sets parameters for these including the maximum height restrictions for specific pieces of equipment.

The works require the laying of a connecting cable to run beneath Rochdale Road and Croston Cross Road in order to provide a connection to the grid via Croston Cross Road Substation. It is noted the substation is located across the border within the Metropolitan Borough of Rochdale. It is understood that the electricity produced by the existing Scout Moor Wind Farm feeds into the Croston Cross Road Substation. The BESS will therefore store the electricity produced from this windfarm along with electricity which is circulating the grid generally.

Permission is sought for a temporary period of 40 years after which the equipment installed on the site is proposed to be removed.

5. POLICY CONTEXT

National Planning Policy Framework

Section 2	Achieving sustainable development
Section 4	Decision-making
Section 6	Building a Strong Competitive Economy
Section 13	Protecting Green Belt Land
Section 14	Meeting the Challenge of Climate change, flooding and coastal change
Section 15	Conserving and enhancing the natural environment
Section 16	Conserving and Enhancing the historic environment
Section 17	Facilitating the Sustainable use of Minerals

Development Plan

Local Plan Policies

SS: Spatial Strategy
SD2: Urban Boundary and Green Belt
SD4: Green Belt Compensation Measures
ENV1: High Quality Development within the Borough
ENV2: Historic Environment

ENV3: Landscape Character and Quality
 ENV4: Biodiversity, Geodiversity and Ecological Networks
 ENV5: Green Infrastructure networks
 ENV6: Environmental Protection
 ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality
 ENV10: Trees and Hedgerows

Other material considerations

National Planning Practice Guidance
 RBC Climate Change SPD

6. CONSULTATION RESPONSES

Consultee	Summary of response
Rochdale MBC	No objection
Lead Local Flood Authority	No objection subject to conditions
RBC Property Services	No comments received
RBC Economic Development	No comments received
Lancashire Fire and Rescue Service	No objection subject to the addition of a pre-commencement condition requiring the final details to be submitted and approved.
LCC Highways	No objection subject to condition
Lancashire Archaeology	No objection subject to condition
LCC PROW	No objection
Environmental Protection (Land Contamination)	No objection subject to condition
GMEU	No objection subject to condition
United Utilities	No objection
LUC	Comments received – see Visual Impact section
Growth Lancashire	Development results in a low level of less than substantial harm to the significance of the Grade II listed Fecit Farmhouse
Environment Agency	No comments to make
RBC Forward Planning	No objection
LCC Minerals and Waste	No comment to make

7. REPRESENTATIONS

To accord with the General Development Procedure Order four site notices were posted surrounding the site on 11.04.2025. Consultation letters were also sent to surrounding buildings on 22.04.2025. A further 14 days consultation was undertaken with neighbours and members of the public who had commented on the application with these letters being sent on 04.08.2025. This was due to amendments being made to the parameters plan and various reports during the course of the application.

A total of 28 responses have been received with 27 of these being objections and 1 being a neutral comment. The objections received raised the following material planning considerations:

- The development fails to be in keeping with the surrounding area.
- The siting of the development within an area identified as being Green Belt.
- Harm to landscape character and visual amenity.
- Concerns over the fire risk associated with the development owing to the use of lithium ion batteries.
- Concerns over the impacts resulting from a fire including thermal run off, toxic fumes, potential to compromise traffic movements between Edenfield and Rochdale.
- Concerns over the level of details provided in relation to the management and monitoring of the site.
- Impact upon surrounding SSSI.
- Whether the development can be considered temporary given its proposed to be in place for a period of 40 years.
- BESS's are not a source of renewable energy as they simply store energy which can be generated from a number of sources.
- Concerns over the 'Rochdale Envelope' approach.
- Impact of the development upon the nearby Rossendale School.
- Impact of the development upon surrounding heritage assets.
- No alternative sites assessment has been submitted.
- The impact of the development upon species such as Lapwings and Curlews.
- The application site is within a Groundwater Vulnerability and a Drinking Water Safeguard Zone.
- Concerns about the noise generated from the site.
- Inaccuracies within the submitted Heritage Statement.
- The development has no benefits to the local community.
- Difficulties determining whether the landscaping plan would be sufficient to mask the development.
- Concerns over the potential contamination of a borehole serving dwellings on Edenfield Road.

All material planning considerations from the comments received have been taken into account in the determination of this application.

8. ASSESSMENT

The main considerations in this case are as follows:

- 1) Principle;
- 2) Visual Amenity/Landscape Impact /Heritage Impact;
- 3) Residential Amenity;
- 4) Access, Parking and Highway Safety and Public Rights of Way
- 5) Ecology

Principle

Green Belt

The BESS facility is proposed within an area identified as being Green Belt. Paragraph 153 of the Framework states:

“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

Paragraph 154 sets out that development within the Green Belt is inappropriate unless one of the following exceptions applies:

- “a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*
 - i. mineral extraction;*
 - ii. engineering operations;*
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;*
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.”*

Paragraph 155 within the Framework sets out further circumstances where development within the Green Belt may not be considered inappropriate. Section (a) paragraph 155 states the following:

“The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;”

An assessment has been undertaken below into whether the application site can be considered as being Grey Belt.

Grey Belt

Changes to the NPPF which came into effect in December 2024 introduced a ‘Grey Belt’ classification of land. To determine whether this land can be classed as Grey Belt it is essential to look at the associated definition within Annex 2 of the NPPF. This states as follows:

*“For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising **previously developed land** and/or any other land that, in either case, **does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143.** ‘Grey belt’ excludes land where the application of the policies relating to the **areas or assets in footnote 7** (other than Green Belt) would provide a strong reason for refusing or restricting development.” (Bold emphasis added by the case officer).*

For clarity, paragraph 143 referred to above states the following

“Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

The proposal site should be assessed against the matters addressed in bold above, this assessment has been undertaken below:

Footnote 7

The site is not any of the following and as such cannot be excluded from being identified as Grey Belt: habitats sites, Sites of Special Scientific Interest, Local Green Space, a National Landscape, a National Park or Heritage Coast, irreplaceable habitats, designated heritage assets and areas at risk of flooding or coastal change.

Previously Developed Land

From the Location Plan submitted and the case officer’s site visit, it is considered the land is Greenfield land. Therefore, this cannot be a reason to identify the land as Grey Belt.

Purposes (a), (b) and (d)

The proposal site was assessed in the 2016 Green Belt Review as Parcel 52, which found the following contributions:

- (a) to check the unrestricted sprawl of large built-up areas: **N/A**
- (b) to prevent neighbouring towns merging into one another: **N/A**
- (d) to preserve the setting and special character of historic towns: **Strong**

As Parcel 52 contributed strongly to purpose (d) of the Green Belt (To preserve the setting and special character of historic towns.), the proposal site cannot be identified as Grey Belt.

Conclusion of Grey Belt assessment

As the proposal site is located within the Green Belt and is not previously developed land and also strongly contributes to purpose (d) of the Green Belt it cannot be considered to be Grey Belt. As such, for the development to be considered acceptable in principle 'Very Special Circumstances' must be demonstrated to exist.

Assessment of Very Special Circumstances

Paragraph 160 of the Framework states the following:

“When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.”

Within the applicant's planning statement they have set out the reasons as to why they consider the proposed development would constitute very special circumstances. These are set out below:

- The Proposed Development will contribute to addressing the national need for Battery Energy Storage Systems (BESS) facilities. By enabling the maximisation of usable output from intermittent renewable energy sources, such as wind and solar, it will support the achievement of legal obligations and policy goals related to climate change, while also enhancing national energy security.
- The Proposed Development will contribute to achieving Climate Emergency objectives, particularly by reducing greenhouse gas emissions.
- There are no alternative sites located outside the Green Belt that can accommodate the Proposed Development which are within a reasonable distance of the identified point of connection to the electricity network (2km).
- The development will contribute to the enhancement of the local biodiversity through the incorporation of habitat creation and enhancement through biodiversity net gain.
- The temporary nature of the Proposed Development, along with the reversibility of its identified impacts upon decommissioning and the subsequent reinstatement of the site, ensures minimal long-term effects.
- The contribution of the Proposed Development to socio-economic growth and development.

The battery units would store surplus electricity, including that produced from renewable technologies. Surplus power would be released to the electricity grid for consumption during times of under-production from renewable energy technologies. By storing electricity and facilitating a decrease in the need to produce energy from fossil fuels sources during periods of under supply. The proposed battery storage facility would align with the principles of low carbon technology. There is a clear relationship between the amount of renewable energy generation and energy storage contributing to a faster transition to Net Zero.

This would support energy security and reduce exposure to volatile international fossil fuel prices, by harnessing abundant renewable and low carbon resources. The BESS facility would contribute to the UK's target to decarbonise the power system supporting the aim in paragraph 161 of the Framework which states:

“The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

The increasing dependence on renewable energy and in particular wind and solar energy has led to fluctuations in supply dependant on the weather, hence the increased need for storage facilities. These store excess energy at times of high renewable generation and provide somewhere to get energy from when demands are high, and generation output is low.

The provision of low carbon energy is central to the economic, social and environmental dimensions of sustainable development set out in the Framework. There is strong national policy support, from the Government's Energy White Paper 1 (EWP) for the development of battery storage, which would aid in the storage of energy generated from renewable sources which by their nature, intermittently generate energy.

Whilst the above white paper was introduced by the former conservative government, it remains in place. The current Labour government's 'Clean Power 2030 Action Plan: A new era of clean electricity – main report' policy paper re-iterates a commitment to decarbonising the economy with battery storage facilities a key component of this. The report states:

“Successful delivery will require rapid deployment of new clean energy capacity across the whole of the UK, reflecting the shared renewable ambitions of the UK, Scottish and Welsh governments. In this plan, we are accepting government's central role in steering the creation of this new energy system, setting our expectations for the 2030 capacities of key technologies at national and regional level.

We have high ambition. That means 43-50 GW of offshore wind, 27-29 GW of onshore wind, and 45-47 GW of solar power, significantly reducing our fossil-fuel dependency. These will be complemented by flexible capacity, including 23-27 GW of battery capacity, 4-6 GW of long-duration energy storage, and development of flexibility technologies including gas carbon capture utilisation & storage, hydrogen, and substantial opportunity for consumer-led flexibility”

Due to its isolated location and the imposition of suitably worded conditions the proposed BESS facility would not possess residual impacts in regards to human health and public safety implications. Furthermore, the site has not been identified to contain irreplaceable habitats.

The provision of low carbon energy is central to the economic, social and environmental dimensions of sustainable development set out in the Framework and the proposals do provide wider environmental benefits associated with increased production of energy from renewable sources. Very substantial weight is given to this benefit.

As such, in line with the Framework, very special circumstances have been demonstrated to outweigh any harm caused to the openness of the Green Belt.

Visual impact of the development upon the application site and surrounding landscape.

Paragraph 135 of the Framework states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

The applicant has submitted a Landscape and Visual Appraisal (LVA) alongside the application. This report advises that the aim of the report is to “assesses *the potential effects of the Proposed Development on landscape character and landscape features, effects on visual amenity and considers the anticipated effects of the development on the visual aspect of ‘openness’ of the Green Belt*”. This document has been reviewed for the Council by our consultant Landscape Architects LUC (Land Use Consultants). Key sections of the consultation response are detailed below:

Section 2.20 raises a concern that the planting as indicated on the Landscape Plan does not correspond with the mitigation planting indicated on the Indicative Site Layout Plan with section 2.22 raising a concern that the cumulative impact of other consented

or schemes pending consideration (including the Scout Moor 2 windfarm proposals or the erection of a mast to record data) have not been considered within the submitted LVA.

Under the heading 'Mitigation' section 3.16 provides the following comments on the proposed landscaping scheme and the suitable landscaping appropriate to the site's location:

"It is noted that the planting strategy has been limited to Feathered Trees (approximately 1.25m – 1.75m height at planting), and standard / general purpose / meadow mixture wetland planting mixes. Whilst this review acknowledges that large-scale woodland and hedgerow planting is not characteristic in this upland location, grouped and focused tree and shrub planting of different sizes, including easier to establish transplants could be utilised to create layered copses, similar to those experienced in the landscape at neighbouring farmsteads and evident in the applicant's viewpoint 1 annotated baseline photograph on the horizon to the left of the frame, in the applicant's viewpoint 3 photograph beyond the site in the middle of the frame, in the applicant's viewpoint 6 photograph in the middle of the frame in front of the site and in the applicant's viewpoint 7 photograph to the left of the frame and to the west of the site. This review recommends copse species to include gorse, hawthorn and oak as noted as key characteristics of the Moorland Fringe LCT8 and in addition to the birch, rowan and willow forming the applicant's proposed mitigation planting."

Section 3.31 of the response from LUC assesses the overall level of effects in relation to visual amenity from various receptors surrounding the site. The effects to each of these receptors are detailed below:

- *"Users of PRow BW1403183: Medium-High Sensitivity; Medium-Large Magnitude of Change = Moderate-Major adverse overall level of effect.*
- *Users of PRow FP1403186: Medium-High Sensitivity; Medium-Large Magnitude of Change = Moderate-Major adverse overall level of effect.*
- *Users of PRow FP1403187: Medium-High Sensitivity; Medium-Large Magnitude of Change = Moderate-Major adverse overall level of effect.*
- *Users of the A860 Rochdale Road: Medium Sensitivity; Medium-Large Magnitude of Change = Moderate adverse overall level of effect.*
- *Users of Bamford Road: Medium Sensitivity; Medium-Large Magnitude of Change = Moderate adverse overall level of effect.*
- *Users of Black Lane: Medium Sensitivity; Medium-Large Magnitude of Change = Moderate adverse overall level of effect"*

Section 4.3 of the report comments upon the sections of the LVA which the consultant disagrees and changes to the LVA required to ensure all aspects of the surrounding landscape have been suitably considered. The concluding comments with section 4.4 of the response advise the following:

“Overall, the separate landscape and visual assessments do not appear to acknowledge the significant change that will result from the addition of built form and accompanying infrastructure into this open and remote landscape. This analysis alongside previously noted comments will result in a higher degree of landscape harm than reported with the applicant’s LVA.”

A number of conditions have been recommended to be included within section 4.5.

Having reviewed both the LVA and response from the Council's consultant it is clear that the currently proposed landscaping scheme does little to screen the development from key receptors or integrate the development into the landscape resulting the levels of harm identified within section 3.31 of the response. It is however also noted that the landscaping proposals are currently indicative and will not formally be approved by this application. It is therefore considered that the harm to the receptors detailed within section 3.31 above can be reduced to a significant degree by the introduction of a comprehensive landscaping scheme in line with the recommendations within section 3.16 of the consultants' response. A pre-commencement condition requiring the submission of the final landscaping plan has been included within the conditions. A further condition has been included requiring an Environmental Colour Assessment to be undertaken to determine the appropriate RAL colour to be used for the BESS units, associated infrastructure and the perimeter fencing and gates.

Overall, while the indicative landscaping proposals as submitted are not considered sufficient to adequately screen the BESS from key receptors, the imposition of the suitably worded condition allows the Council to ensure an adequate and comprehensive landscaping scheme is submitted and approved prior to commencement of any development at the site.

Heritage Assessment

In relation to the historic environment Section 16 of the Framework states *local planning authorities should take account the desirability of new development making a positive contribution to local character and distinctiveness and the desirability of sustaining and enhancing the significance of heritage assets.*

Paragraph 210 of the National Planning Policy Framework requires *that when determining applications affecting heritage assets local planning authorities should take account of:-*

- a) *the desirability of sustaining and enhancing the significance of those assets and putting them to viable uses consistent with their conservation;*
- b) *the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 212 states that *when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.*

Paragraph 213 states that *any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*

Paragraph 215 states that *where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Policies ENV1 and ENV2 of the Rossendale Local Plan state that all proposals for new development in the Borough will be expected to take into account safeguarding and enhancing the built and historic environment.

The Grade II listed building of Fecit farmhouse is located in a rural location approximately 500m to the north of the application site. The Council's heritage consultants Growth Lancashire have been consulted to provide comments on the impact of the proposed development upon the heritage asset. Extracts from their comments are provided below:

"Whilst there are some shared views between the application site and the listed building, the site is not a notable feature within the immediate setting of the listed building.

As noted in the Heritage Statement (Turley, March 2025), due to the distance between the listed building and the site and the undulating nature of the intervening landscape, the site is rather experienced as part of the listed building's wider landscape context rather than part of its immediate setting. I largely agree with the assessment contained in the HS. Chapter 4 deals with the significance of the various assets and the contribution made by the site to their significance. As noted above I agree that because of the distance separation the site only makes any meaningful contribution to the significance of Fecit Farmhouse. Open fields and farmland have consistently formed part of the listed building's setting and contribute, to some extent, to its overall significance as an C18 farmhouse.

Chapter 5 of the HS deals with the impact on the significance of Fecit Farmhouse (paras 5.29 – 5.34). The issue is summarised in Chapter 6. I feel the assessment is a fair one and agree that the proposal will cause some visual harm, changing the character and wider landscape character to the listed building. The harm is less than substantial in terms of the NPPF. Whilst this harm still carries great weight (P.212 – NPPF) I agree that the harm to the significance of Fecit Farmhouse would be at the low end of the less than substantial scale.

Whilst I note it is the intention to use recessive natural colour on the battery units to help them to 'blend in' to the surrounding landscape and retain the existing drystone walls and agree this will help mitigate some of the visual impact, I do not necessarily feel this eliminates the harm to the wider setting to the listed building."

The concluding comments go on to state:

“For the reasons identified above, I agree with the findings contained in the submitted Heritage Statement and feel that the proposal, represents a low level of less than substantial harm to the significance of the Grade II listed Fecit Farmhouse with attached stable and shippon. As such the proposal fails to meet the statutory duty to preserve under the 1990 Planning (LBCA) Act and would need to be considered, by the LPA, under P.215 of the NPPF. In undertaking that weighted balance the LPA will need to give great weight to the harm identified and consider this against the stated public benefits of the scheme.”

Heritage Planning Balance

Harm Identified

The development has been established to result in a low level of less than substantial harm to the setting of a grade II listed building. **Great Weight** is attributed to this level of harm.

Public benefits of the scheme

In this instance, the public benefits of the scheme are considerable. The BESS facility would contribute to the UK's target to decarbonise the power system supporting the aim in paragraph 161 of the Framework to transition to net zero by 2050. The provision of low carbon energy is central to the economic, social and environmental dimensions of sustainable development set out in the Framework and the proposals do provide wider environmental benefits associated with increased production of energy from renewable sources. **Very substantial weight** is given to this benefit. The proposals would result in an economic benefit during the installation of the equipment and the development of the site. This is allocated **moderate weight**.

In conclusion, it is considered the public benefits of the scheme would outweigh the low level of less than substantial harm to the setting of the grade II listed building. In relation to heritage, the development is therefore considered to comply with Section 16 of the NPPF and policy ENV2 within the Councils adopted local plan.

Residential Amenity

The Framework advises that Planning policies and decisions should ensure that developments:

“Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”

Policy ENV1 of the Local Plan states that all proposals should take account of the following:

- “c) *Being sympathetic to surrounding land uses and occupiers and avoiding demonstrable harm to the amenities of the area*

- d) *The scheme will not have an unacceptable adverse impact on neighbouring development by virtue of it being overbearing or oppressive, overlooking or resulting in an unacceptable loss of light:- nor should it be adversely affected by neighbouring uses and vice versa."*

The application site is located within a rural location however a number of residential dwellings and businesses are located in close proximity to the site. These have been detailed below:

Residential Dwellings

Higher Moss – located approximately 60m beyond the western boundary of the site
Close Nook Farm – located approximately 130m beyond the northern boundary of the site

Kitchen Cottage – located approximately 85m beyond the western boundary of the site
Roselyn – located approximately 90m beyond the western boundary of the site
Gate House Farm – located approximately 200m beyond the western boundary of the site

Commercial Buildings

Rossendale School – located approximately 550m beyond the northern boundary.
The Workshop – located approximately 25m beyond the western boundary of the site.

It should be noted that the above distances are registered to the site boundary however a significant proportion of the site is proposed to be utilised to provide an increase in biodiversity with the equipment associated with the Bess positioned to the south east of the site and therefore further away from all residential and commercial buildings.

The submitted parameters plan for which approval is sought sets out the maximum height limits for each piece of equipment proposed to be installed on the site. With the exception of a CCTV pole, which is not proposed to exceed 4m, the highest piece of equipment to be sited on the land will not exceed 3.3m high. Given the distances between the equipment to both residential dwellings and commercial building it is not considered the development would result in a loss of light to any of the surrounding occupants. Whilst views of the equipment will undoubtedly be possible, these can be mitigated to an extent by the submission of a suitable landscaping scheme to adequately screen the development.

It is noted that the applicant has submitted a Noise Impact Assessment. The report advises that the purpose of the report is to:

- Identify the noise sensitive receptors in the vicinity of the Proposed Development;
- Identify the dominant sound sources associated with the operation of the Proposed Development;
- Calculate the likely levels of operational noise at the identified receptors to determine the likely noise impacts associated with the Proposed Development; and,
- Indicate any requirements for mitigation measures, if required, to provide sufficient levels of protection for all noise sensitive receptors

The Summary within the report states the following:

“To predict the noise emission levels of the Proposed Development, TNEI has produced a noise propagation model based on candidate plant typical for this type of development. The noise model assumes that all plant will be operating continuously and concurrently, however, this is unlikely to occur for the majority of the time. Accordingly, the noise assessment is inherently conservative. Several residential properties were identified and assessed.

An assessment was undertaken in accordance with BS 4142, in which an initial estimate predicted that depending on the context there could be a low impact at all receptors in the daytime and that there could be an adverse impact at night at two receptors (NAL02 and NAL03). Detailed consideration of the contextual elements of the BS 4142 assessment clearly indicate that the impacts associated with the operation of the Proposed Development would be less than that found in the initial estimate.

Accordingly, the full BS 4142 assessment process concludes that the Proposed Development is expected to have a low noise impact at all nearby receptors.”

The report has been issued to the Council’s Environmental Health team to review. They have advised that *“The noise report doesn’t show a significant impact on the neighbouring properties”*. Given the Environmental Health team have not raised an objection to the development in relation to noise, the development is considered acceptable in this regard subject to the addition of a condition restricting noise levels and the submission of a noise compliance report following commencement of commercial operations.

Overall, whilst the development will undoubtedly be able to be seen from some of the surrounding buildings, a condition has been added requiring the submission of a comprehensive landscaping scheme prior to commencement of development to adequately screen the development along with a further condition restricting the level of noise experienced from surrounding receptors. Owing to the relatively low height of the equipment and the distances between the building and the equipment, it is not considered the development would detract from the amount of light or levels of privacy the occupants currently enjoy or adversely affect them in terms of increased levels of noise.

Access, Parking and Highway Safety and Public Rights of Way

The Local Highway Authority have been consulted to provide comments on the proposed development. They have confirmed they have no objection in principle to the development subject to conditions, however, they have raised a number of matters which required addressing. An extract from their comments has been provided below:

“It is generally accepted that following the construction of the Battery Energy Storage Site (BESS) there is minimal impact on the surrounding highway network.

The construction management plan suggests that all the construction traffic be routed through Rochdale, I am unable to comment on the suitability of the route for the construction traffic. However it is noted that Rochdale Metropolitan Borough Council have been contacted as a consultee.

The site has been presented with a single access for the construction, however there is no provision for a second access point, this is generally expected by the Fire Service and its should be suitable for use by any fire service vehicle. The second access should be positioned so that in case of a fire smoke or poisonous fumes should not blow over both access points.

In order to progress the application, we would request that a second site access is provided. Confirmation that Rochdale Borough Council are satisfied that the construction traffic will not cause any undue highway safety issues is also required.”

Following receipt of the comments and following discussions with Lancashire Fire and Rescue Service, an updated Parameters Plan has been submitted which includes a second access point from Rochdale Road. This is labelled as being for ‘Emergency Access Only’.

Rochdale MBC have also been consulted as part of the application. They have reviewed the proposed route for the construction traffic given this is proposed to run through Rochdale and is therefore outside the jurisdiction of Lancashire County Council’s highway team and confirmed they have no objection to the proposed route.

It is noted that a number of Public Rights of Way (PROW) border the application site including bridleway BW1403183 and footpaths FP1403186 and FP1403187. These connect to a wider right of way network. The Council have consulted with the PROW team at Lancashire Council Council. They have confirmed they have no objection to the proposals and have provided further information for the applicant which has been included within the informative section below.

Measures to improve access to the surrounding PROW’s have also been identified with a view to securing these improvements through a green belt compensation package via a Section 106 agreement if necessary.

Subject to the recommended conditions, the proposed development is acceptable in terms of access, parking and highway safety.

Ecology, Trees and Biodiversity Net Gain

In relation to Biodiversity, the application is subject to legislation requiring a mandatory 10% increase in biodiversity to be achieved. The application has been accompanied by a Biodiversity Net Gain (BNG) statutory metric and report. These show that the applicant proposes to provide the gain on-site. The Council’s consultant ecologist has reviewed the submitted details and has provided the following comments:

“I am satisfied that the BNG assessment appears to be appropriate, and it exceeds the mandatory 10% net gain required (24.28%) and trading rules have been satisfied. Given the large amount of habitat units to be delivered onsite, including 55 trees, GMEU would consider this to be ‘significant onsite gains’. A Habitat Monitoring and Management Plan (HMMP) detailing management prescriptions for a 30-year period needs to be secured as part of the planning process and we would expect at least a draft HMMP to be provided prior to determination so that GMEU can be confident that the habitats can be created and maintained onsite.”

Following receipt of the comments above, a draft HMMP has been submitted. It has therefore been demonstrated that the 10% increase in biodiversity can be achieved on site. It has been agreed with the developer that the biodiversity net gains can be secured via the agreement of a Section 106 agreement if necessary.

In relation to ecological matters, a Preliminary Ecological Appraisal (PEA) report and Ecological Desk Study report have been submitted. They have been submitted to the Council's consultant ecologist who provided the following comments:

"Most of the assessments within the PEA appear appropriate however there were further surveys recommended by TEP for great crested newts (GCN) (eDNA surveys on three ponds within 250m of the site) and wintering bird surveys on the site. There is also a recommendation for breeding bird surveys onsite and within a 300m buffer. There does not appear to be any documents relating to the results of these additional surveys, however they must be provided prior to determination of the application so that GMEU can be confident that both GCN and birds have been fully considered within the proposals."

Following receipt of the comments the additional surveys referred to including a Breeding Bird Survey and Wintering Birds Survey have been submitted. In relation to these matters, the ecologist has made the following comments:

"...I am satisfied with the great crested newt (GCN) assessment as the ponds were dry and therefore unsuitable for GCN and cannot be surveyed..."

"Wintering Birds

An impact assessment has now been provided where it has been concluded that wintering birds are highly unlikely to be impacted by the proposals. I am satisfied with the information provided.

Breeding Birds

A breeding bird report has now been provided following surveys carried out between May and July 2025. As per the report, no birds were judged to be breeding or possibly breeding on the site itself, with breeding evidence found within a 300m buffer of the site. I am satisfied with the information provided and that the proposal is unlikely to have impacts on breeding birds, based on the survey results. Additionally, the development area covers around 50% of the site and there will be improved habitat areas proposed (other neutral grassland and tree/scrub creation), which is likely to provide further opportunities for breeding birds."

In relation to trees, the site currently contains one tree located along the southern boundary adjacent to Bamford Road. This tree is proposed to be retained. The indicative landscape plan shows a further 55 trees are to be planted, however, the final version of the landscaping plan will be subject to the addition of a pre-commencement condition.

Overall, it has been established that the mandatory Biodiversity Net Gain can be achieved on site, and subject to the addition of conditions, the development can be undertaken without resulting in harm to protected species.

Land Contamination

The application has been supported by the submission of a Phase 1 Ground Conditions Desk Survey. This has been reviewed by the Council's consultant Environmental Protection Officer who has stated the following:

"The report identifies the site is low risk but with suspected fly-tipped asbestos found at one location during the site walkover. An infilled pit off-site is identified as a potential gas source. Further investigation is recommended.

I have no objection to the proposals."

A condition has been recommended relating to the submission of a Phase 2 report where potential risks are identified.

Surface Water Drainage and Flood Risk

The applicant has submitted a Flood Risk Assessment to support the application. It is understood the land falls within Flood Zone 1. The Council have consulted with the Lead Local Flood Authority (LLFA) as they are a statutory consultee for major development with surface water drainage. They have advised they have no objection to the proposed development subject to the inclusion of a number of pre-commencement conditions relating to the final Surface Water Sustainable Drainage Strategy, the submission of a Construction Surface Water Management Plan, a site-specific Operation and Maintenance Manual for the lifetime of the development and a Verification Report for the Constructed Sustainable Drainage System.

In addition to the above, both United Utilities (UU) and the Environment Agency (EA) have been consulted. The EA have confirmed they have no comments to make in regard to this application and UU have provided some informative comments for the application which have been included within the relevant sections below.

Subject to the addition of the conditions recommended by the LLFA, the scheme is considered acceptable in relation to surface water drainage matters and the flood risk associated with the site.

Green Belt Compensation Measures

Policy SD4 within the Rossendale Local Plan 2019-2036 relates to the Green Belt Compensatory Measures and states the following:

"Where land is to be released for development, compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land will be required.

Types of improvements that would be considered acceptable include the creation or enhancement of green or blue infrastructure; biodiversity gains (additional to those required under Policy ENV1), such as tree planting, habitat connectivity and natural capital; landscape and visual enhancements (beyond

those needed to mitigate the immediate impacts of the proposal); new or enhanced walking or cycling routes; as well as improved access to new, enhanced or existing recreational and playing field provision.

This policy applies to developments on land that is located within the Green Belt or on allocated housing and employment sites that were previously in the Green Belt as listed in Policy SD2”

It is noted that the additional biodiversity gain above the mandatory 10% can be used to contribute to the land released from the Green Belt. In addition, the Council have also consulted with Lancashire County Council's Active Travel team to identify potential improvements which could be made to the network of PROW's surrounding the site.

Improvements to these will be agreed with the applicant's agent and secured under a section 106 agreement if necessary in order to provide a suitable level of compensation for the land released from the green belt.

Archaeology

The Lancashire County Council Historic Environment team have been consulted to provide comments on the application. These state the following:

“AOC Archaeology's Archaeological Desk-Based Assessment has identified a single non-designated heritage asset, yet to be recorded on the Lancashire HER, the former Rochdale and Edenfield Turnpike Trust (established 1794) Toll House, the below grounds remains of which might be impacted by the excavation of the connecting cable where it leaves the A680 to the south to connect to an existing substation. This site is of a local significance only and mitigation of the impact of the cable in this area through the provision of an archaeological watching brief would therefore be considered an appropriate response.

As to the remainder of the proposed development it is considered to have only a low potential to encounter previously unknown archaeological deposits of a low significance, and in this instance the HET therefore does not consider that any other archaeological works are justified.

Consequently, should the Council be minded to grant planning permission to this, or any similar scheme, the HET would advise of the need for an archaeological watching brief to record any such archaeological remains that might survive on the site.”

The recommended condition has been included within the relevant section below.

Fire Risk

A number of the objections received as part of the consultation phase with members of the public raise concerns over the use of Lithium within the proposed battery storage units and the measures in place to respond adequately to a fire at the site. The Council have consulted with the Lancashire Fire and Rescue Service to obtain their comments on the proposed development. It is understood that the applicant's agent

has also been in discussions with the fire service to address any matters of concern they have.

Initially, a number of concerns were initially raised by the fire service. These included the following:

- a concern that only one access route was proposed to the site.
- the size of the proposed water tank and technology included within this given the distance to the nearest adequate water supply.
- the potential for contaminated water to exit the site.
- the separation distances between each battery cluster and the transformers.
- whether there was an ability to remotely isolate the storage facility from the national grid without affecting local infrastructure and supply.

These concerns have been raised with the applicant's agent which has resulted in a number of improvements being made. These include the following:

- the addition of a second access to the site to be used solely for emergency vehicles.
- confirmation that the applicant is willing to double the size of the water tank to ensure an adequate amount of water is available and to allow time for a suitable connection to be made to an alternative source of water should this be required.
- further details relating to the technology to be included within the site to ensure the water levels within the tank do not drop below acceptable levels.
- An updated indicative fire strategy plan showing a minimum distance between the batteries will be 3 metres.

It should however be noted that the details submitted by the applicant are indicative documents only at this stage. A Pre-commencement condition has therefore been included which will require the final versions of the plans to be submitted and agreed by the Lancashire Fire and Rescue Service prior to the condition being approved. The final comments received from the Lancashire Fire and Rescue Service acknowledge the improvements made and confirm they are happy for the following matters to be agreed as part of a condition. These are as follows:

- The capacity of the water tank to be positioned on the site should be a minimum of 480,000 litres.
- Details of how any contaminated water will be collected beneath the BESS units to prevent seepage into the ground. This is to be evidenced by the submission of a Water Runoff Plan.
- The separation distance between each battery unit shall be a minimum of 3 metres as this is the minimum distance required to place a water curtain around an affected unit.

The condition has been added to the relevant section below.

9. CONCLUSION

The development is acceptable in principle as 'very special circumstances' have been established which outweigh the harm identified to the green belt. In addition to this, the scheme has been found to be acceptable in relation to the impact upon heritage assets, visual and neighbour amenity as well as access, parking and highway safety matters and environmental considerations. Owing to the 'Rochdale Envelope' approach undertaken, a number of the final details relating to the development require

addressing via pre-commencement conditions. Subject to the conditions recommended below, the proposed development is acceptable and in accordance with the Rossendale Local Plan and the Framework.

10. CONDITIONS

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

- 2) The development shall be carried out in accordance with the following drawings and documentation unless otherwise required by the conditions below:

Title	Drawing No.	Received Date
Site Location Plan	-	20.12.2024
Parameters Plan	CUB001-PP-01_REV05	27.07.2025

Reason: To define the permission and in the interests of the proper development of the site.

- 3) Prior to installation of all the structures, including battery containers, ancillary storage and utility containers, generators and transformers, and enclosures and other ancillary BESS elements, details of their external appearance shall be submitted to and agreed in writing by the Local Planning Authority. All these elements shall be retained and maintained in the agreed finish for the lifetime of the development.

Reason: In the interests of the visual amenity of the area

- 4) Prior to the installation of any lighting and CCTV cameras and any other mounted equipment within the site, details of this infrastructure, including height, colour and location of these structures shall be submitted to and approved in writing by the Local Planning Authority and erected in accordance with the approved details.

Reason: In the interests of the visual amenity of the area

- 5) The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: To ensure the approved Biodiversity Gain Plan is delivered and to ensure the habitat created in line with the approved HMMP is appropriately managed and monitored for 30 years from the completion of the development hereby approved.

6) The use of the site for the storage of energy shall not commence until:

- the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure the habitat creation and enhancement works set out in the approved HMMP are completed to the satisfaction of the local planning authority.

7) Monitoring reports shall be submitted to and approved in writing by the local planning authority in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy ENV4 of the Local Plan.

8) Prior to any above-ground construction taking place, a Fire Prevention and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The applicant shall consult with the Lancashire Fire and Rescue Service during the preparation of this document. The development shall thereafter be undertaken and maintained in line with the approved Plan. The plan shall include but not be limited to the following:

- the capacity of the Water Storage Tank to be placed on the site will be at least 480,000 litres,
- The minimum distance between each battery unit shall be 3 metres,
- a Water Run Off plan to demonstrate how contaminated water will be prevented from seeping into the ground or exceeding the limits of the attenuation pond,
- Evidence to demonstrate how a tanker can access the attenuation pond.

Reason: In the interests of ensuring the safe development of the site

9) No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- 24 Hour emergency contact number.

- Details of the parking of vehicles of site operatives and visitors.
- Details of loading and unloading of plant and materials.
- Arrangements for turning of vehicles within the site.
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway as a result of construction.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Construction vehicle routing.
- Demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: - In the interests of the safe operation of the adopted highway during the demolition and construction phases.

- 10) Deliveries to the approved development shall only be accepted between the hours of 9:30am and 2:30pm Monday – Friday, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety.

- 11) For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

- 12) The new accesses between the site and publicly maintained highway shall be constructed in accordance with Lancashire County Council's Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.

Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

- 13) The surface water from the approved driveway/hardstanding/car park shall be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

- 14) No part of the development hereby approved shall be occupied or opened for trading until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

- 15) No excavation or ground disturbance works on the application site, shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological monitoring and recording works, to the standards and guidance set out by the Chartered Institute for Archaeologists as an integral part of the groundworks required for the development. This watching brief must be carried out by an appropriately qualified and experienced professional contractor and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority and shall include a contingency plan for the unexpected discovery of significant remains. These works shall result in the compilation and deposition of a formal report on the works undertaken and the results obtained. The development shall be carried out in accordance with the agreed details.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

- 16) Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:
- i) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and
 - ii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy (including verification plan) prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

Reason: To ensure the safe development of the land

- 17) Pursuant to condition 16; and prior to first use or occupation, a verification report, which validates that all remedial works undertaken on site were completed in

accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the safe development of the land

- 18) The avoidance, mitigation and enhancement measures relating to protected species referred to within Section 5 of the Preliminary Ecological Appraisal document (ref 10602.01.002 Version 1.2) dated June 2025 shall be adhered to during construction, the lifetime of the development and decommissioning.

Reason: In order to provide protection for protected species.

- 19) Prior to commencement of development a Precautionary Working Method Statement for protected species shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with the approved details.

Reason: In order to provide protection for protected species.

- 20) An updated Badger Walkover Survey (including any necessary mitigation proposals) shall be submitted and approved by the Local Authority prior to commencement of development. The development shall take place in accordance with the approved details. Should development not commence before the expiry of the updated survey, a refreshed survey (including any necessary mitigation proposals) shall be submitted to ensure an up to date survey is in place and has been approved when development commences.

The development shall be carried out in accordance with the approved details.

Reason: In order to provide protection for protected species and to ensure the site has been suitably surveyed prior to development commencing

- 21) Prior to commencement of development a survey of Cheesden Brook (including any necessary mitigation proposals) in relation to Otters and Water Vole shall be submitted and approved by the Local Planning Authority. The survey shall cover a distance of 200 metres both upstream and downstream from the boundary of the site. The development shall take place in accordance with the approved details.

Reason: In order to provide protection for protected species.

- 22) No removal of or works to any vegetation or trees shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before clearance and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Reason: In order to provide protection for protected species.

- 23) No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in

writing by, the Local Planning Authority. The detailed surface water sustainable drainage strategy shall be based upon the site specific flood risk assessment (Flood Risk Assessment, 34779-HYD-XX-XX-RP-WENV-0001, dated 11/03/2025) and indicative surface water sustainable drainage strategy (Drainage Strategy, 34779-HYD-XX-XX-RP-D-0001, dated 25/03/2025) submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

The details of the drainage strategy to be submitted for approval shall include, as a minimum;

- a) Sustainable drainage calculations for peak flow control and volume control for the:
 - i. 100% (1 in 1-year) annual exceedance probability event;
 - ii. 3.3% (1 in 30-year) annual exceedance probability event + 30% climate change allowance, with an allowance for urban creep;
 - iii. 1% (1 in 100-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep

Calculations must be provided for the whole site, including all existing and proposes surface water drainage systems.

- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
 - i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
 - ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall;
 - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
 - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;
 - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;
- c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltration rates and groundwater levels in accordance with BRE 365.

- d) Evidence of an assessment of the existing watercourse to be used, to confirm that this is in sufficient condition and has sufficient capacity to accept surface water runoff generated from the development.
- e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

- 24) No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.
- b) Measures taken to prevent siltation and pollutants from the site entering any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue surface water flood risk on-site or elsewhere during any construction phase in accordance with Paragraph 181 of the National Planning Policy Framework.

- 25) The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The details of the manual to be submitted for approval shall include, as a minimum:

- a) A timetable for its implementation;

- b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;
- c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;
- d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;
- e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;
- f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and
- g) Means of access for maintenance and easements.

Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 182 of the National Planning Policy Framework.

- 26) The commencement of use of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework.

- 27) Prior to commencement of development a full scheme of landscaping (including a Landscaping Plan) shall be submitted to and approved in writing by the Local Planning Authority. The Landscaping Plan shall have regard to the recommendations within sections 3.15 - 3.19 of the Landscape and Visual Appraisal Review undertaken by LUC (Land Use Consultants) dated June 2025.

The landscaping scheme shall include details of tree planting, grass seed/turf mix, plant numbers, locations, mix, etc., a specification for depth of soil and its cultivation and the setting out, planting, staking, protection and mulch of the stock,

shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in strict accordance with the approved landscaping scheme.

All soft landscaping and planting forming part of the approved scheme shall be undertaken in accordance with a timetable of implementation which shall be provided with the submitted details.

Any shrubs/trees forming part of the approved landscaping scheme which are removed, dying or becoming seriously damaged, or diseased within 10 years of planting shall be replaced by plants of a similar size or species.

Reason: To ensure a suitable landscaping plan is in place to mitigate the harm to the character and appearance of the surrounding Green Belt.

- 28) Prior to commencement of any development, an Environmental Colour Assessment shall be undertaken and submitted to the Local Planning Authority for its approval. This shall include the proposed RAL colour for the Battery Energy Storage Systems and all ancillary equipment including CCTV post and boundary fencing and gates. The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interest of ensuring the visual appearance of the site is acceptable.

- 29) No development shall take place (including demolition, groundworks or vegetation clearance until a Construction Environmental Management Plan (CEMP: Biodiversity) or a Landscape and Ecological Management Plan in relation to the protection of retained drystone walls during construction, operation and decommissioning has been submitted to and approved in writing by the Local Planning Authority.

The approved CEMP/Management Plan shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: In the interests of ecology and biodiversity and the character of the landscape.

- 30) In the event the development hereby approved ceases to export electricity to the grid for a continuous period of 12 months, the requirements of condition 31 shall be implemented in full

Reason: In the interests of the visual amenity of the area.

- 31) Within 3 months from the end of the first 12 months of operational use of the site hereby approved, a Decommissioning Method Statement and a Decommissioning Soft Landscaping Plan including a scheme of restoration for the removal of the Battery Energy Storage Facility and any associated equipment hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The restoration scheme shall be carried out in accordance with these approved plans.

Reason: In the interests of the visual amenity of the area.

- 32) Following on from conditions 29 & 30 the subsequent decommissioning of the site shall be carried out in full, in accordance with the agreed details under condition 30 within 6 months of the expiry of this 40 year planning permission or within 6 months of the cessation of the storage of electricity use where the development ceases to export electricity to the grid for a continuous period of 12 months at the site (whichever is sooner). The Applicant shall provide the Local Planning Authority with not less than 4 weeks' notice in writing of the cessation of the storage of electricity and the intended date for commencement of decommissioning works under the terms of this permission.

Reason: In the interests of the visual amenity of the area.

- 33) The development hereby permitted shall be designed so that the Rating Levels from the operation of the plant, as defined in BS 4142:2014+A1:2019, shall not exceed a noise limit value of 35 dB LAeq(1 hour) during the daytime (07:00 - 23:00) or 35 dB LAeq(15mins) during the night-time (23:00 - 07:00), within the amenity area of any residential receptors, as existing or consented at the time of this consent.

Reason: in the interest of neighbour amenity.

- 34) Within 6 months of commencement of commercial operations, a noise compliance report shall be submitted to and approved in writing by the Local Planning Authority in order to demonstrate that the development hereby approved is operating within the noise limits detailed in Condition 32. Where it is shown that the limits are being exceeded, the report shall include a scheme of mitigation measures to be employed, including details of proposed noise control measures and a timetable for implementation.

Reason: in the interest of neighbour amenity.

11. INFORMATIVES

1) Construction Management Plan Note:-

- There must be no reversing into or from the live highway at any time – all vehicles entering the site must do so in a forward gear and turn around in the site before exiting in a forward gear onto the operational public highway.
- There must be no storage of materials in the public highway at any time.
- There must be no standing or waiting of machinery or vehicles in the public highway at any time.
- Vehicles must only access the site using a designated vehicular access point.
- There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations – all of which must be managed within the confines of the site.
- A Licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk

- All references to public highway include footway, carriageway, and verge.
- 2) The grant of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developer@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.
 - 3) The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highway Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.
 - 4) This consent does not give approval to a connection being made to Lancashire County Council's highway drainage system.
 - 5) For development proposals where road construction will take place over a watercourse the applicant will need to be aware that under the Land Drainage Act 1991, consent is required from the Lead Local Flood Authority for work within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the water course is culverted or not. Consent must be obtained before works are started on site as it cannot be issued retrospectively. For those private streets that are intended to be offered for highway adoption it should be noted that the Highway Authority will not adopt streets that have been subject to unconsented water course works.
 - 6) Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here: [Applying for ordinary watercourse consent - Lancashire County Council](#).
 - 7) Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>.

This is in accordance with National Planning Policy (MoHLG 2024) paragraph 218:

"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]".

- 8) Landscaping - Any trees or bushes to be planted should to be at least 3 metres away from a public right of way to prevent any health and safety

issues and potential maintenance issues e.g. Overhanging branches or roots coming through the surface of the footpath concerned either within the proposed development or in close proximity.

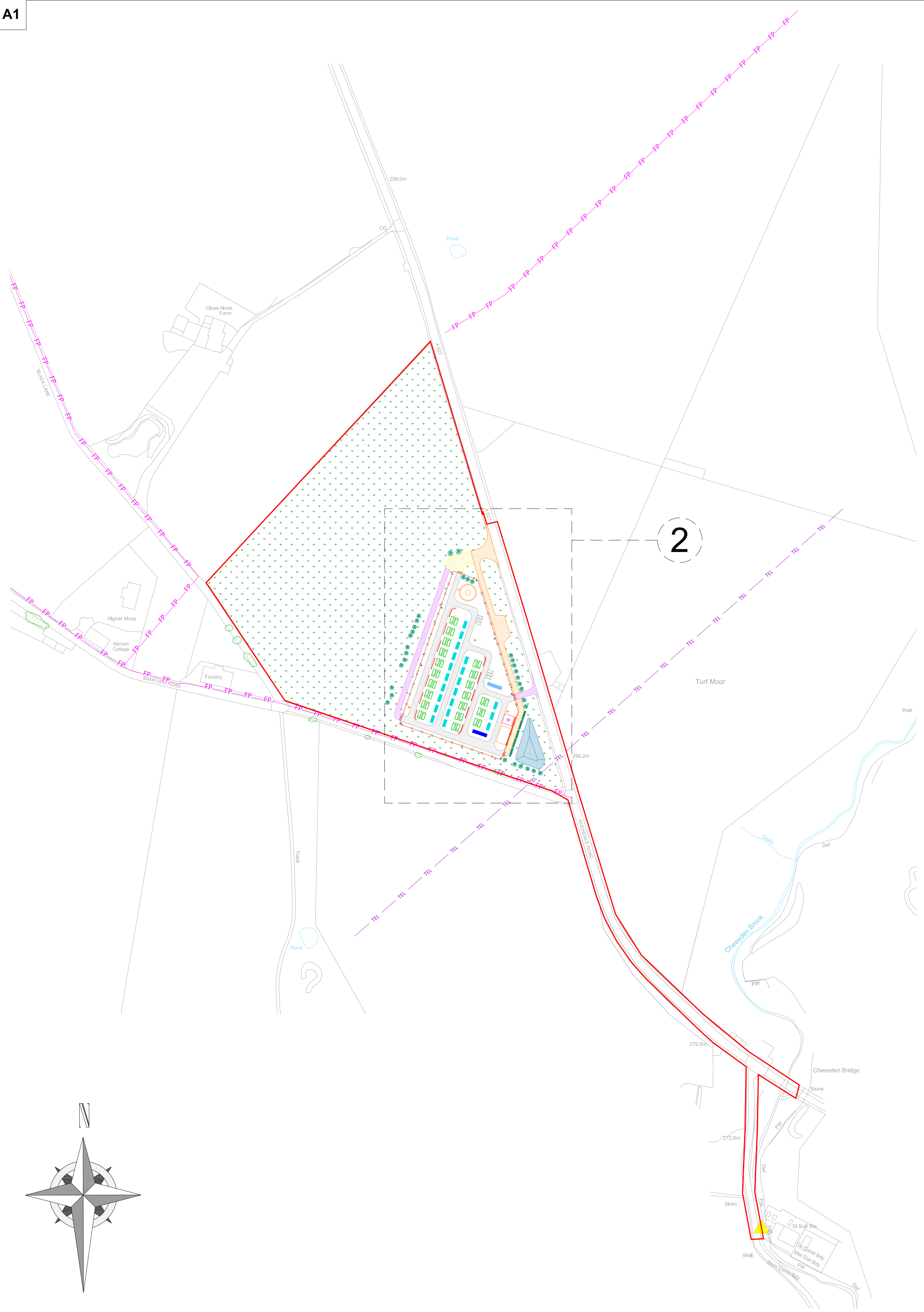
- 9) Obstruction - The infringement or obstruction of the existing public rights would be a criminal offence and one that would be subject to enforcement should it be impeded. To prevent this occurring the right of way should always remain clear, not to be excavated nor used to park or store materials, vehicles or machinery.
- 10) Temporary closure of a PROW -If works relating to the proposed development are likely to cause a health and safety risk to users of a public right of way a temporary closure order must be made and in effect prior to commencing those works. Applications should be made 8 weeks before commencement to avoid delay to the works. Further details on closure can be found at Request a temporary closure of a public right of way - Lancashire County Council
- 11) During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out, appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.
- 12) The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.
- 13) 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.
- 14) Ordinary Watercourse Consent - Under Section 23 of the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, there is a legal requirement to obtain consent from Lancashire County Council, as Lead Local Flood Authority, prior to undertaking certain works on ordinary watercourses. This includes permanent and/or temporary works and may also include repairs to certain existing structures and maintenance works. Consent is required irrespective of whether the watercourse is open or culverted (piped or otherwise enclosed) and notwithstanding of any planning permission.
- 15) Appropriate Legal Agreement - The proposed outfall may require a legal agreement with a third party to access and construct the outfall in addition to any permission(s) from flood risk management authorities. Evidence of an

in-principle agreement(s) should be submitted to the Local Planning Authority.

- 16) 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) Biodiversity Gain Plan has been submitted to the planning authority, and
 - b) the planning authority has approved the plan.

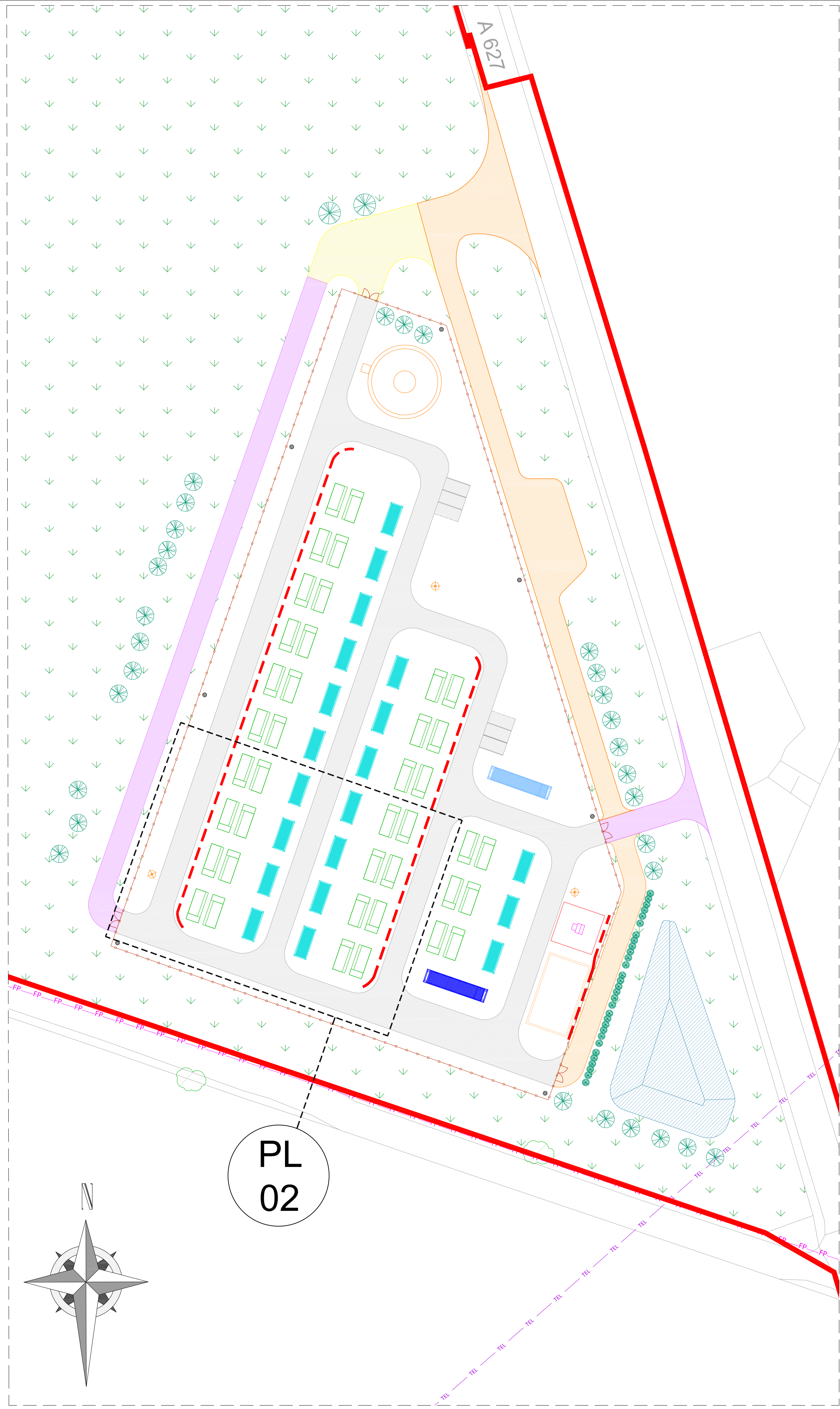
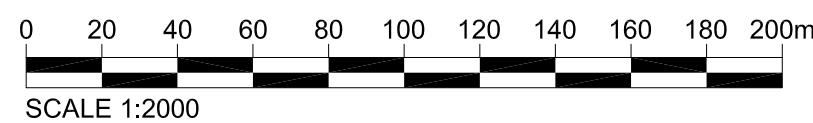
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Rossendale Borough Council.

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 are considered to apply.



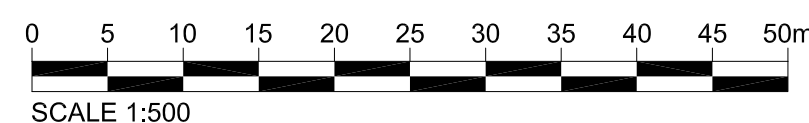
PROPOSED SITE LAYOUT PLAN (OVERALL)

Scale: 1:2000@A1



PROPOSED SITE LAYOUT PLAN (BESS)

Scale: 1:500@A1



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Revisions:

Revision	Date	Revision Notes	Drawn	Inspected
01	13.12.24	First Issue	OM	PR
02	18.12.24	BNG Area Added, RLB Amended	OB	PR
03	27.02.25	Technology Changed	RR	PR
04	17.03.25	Layout, Legends & Title Updated	RL	PR
05	22.05.25	Secondary Access Added	OM	PR
06	10.07.25	Water Tank Updated	OM	PR

LEGEND:

WATER COURSE	BOUNDARY
DNO ACCESS ROUTE	SITE ACCESS
INTERNAL ACCESS	EMERGENCY ACCESS
2.4m HIGH WIRE MESH PERIMETER FENCELINE	EXISTING PROW
EXISTING TELECOMS	RETAINING WALL

SITE INFRASTRUCTURE:

SECURITY GATE	480,000L WATER TANK
33kV SUBSTATION	WATER HYDRANT
BATTERY UNIT	CCTV CAMERA
TRANSFORMER	PARKING
CUSTOMER SWITCHGEAR	AUX TRANSFORMER
SPARE PARTS CONTAINER	ATTENUATION POND
	POC

VEGETATION:

EXISTING VEGETATION	BNG AREA	PROPOSED VEGETATION
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Status:

PLANNING

Project:

Rossendale BESS
Rochdale Road, Turn Village

Client:

Cubico
SUSTAINABLE INVESTMENTS

Cubico Sustainable Investments
Tel: 020 3805 3800
www.cubicoinvest.com

Drawn by:

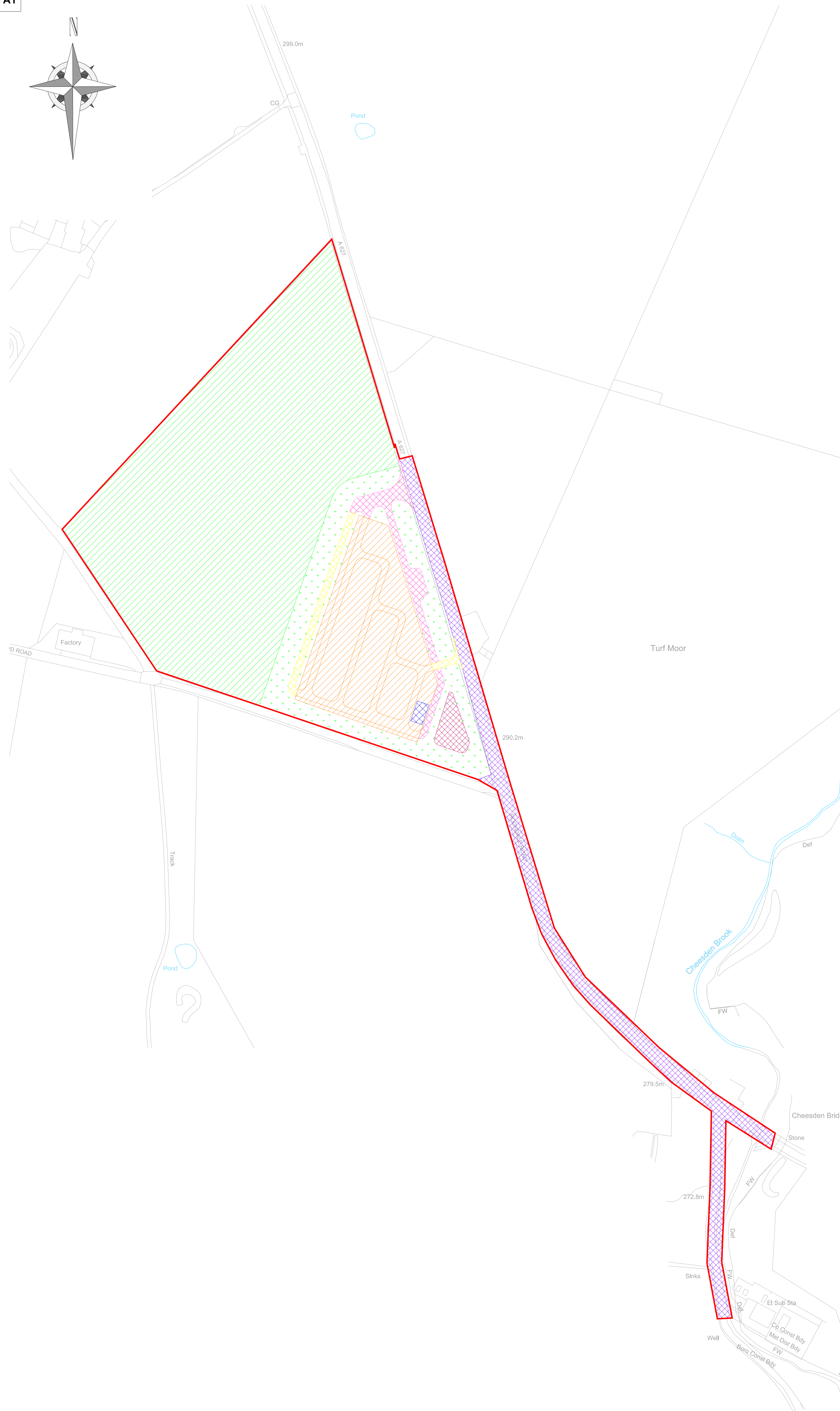
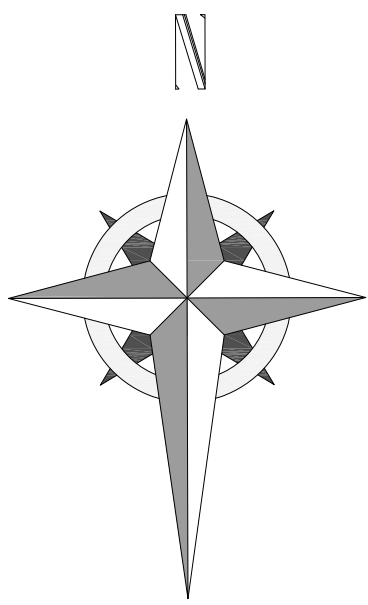
CADmando
2D, 3D CAD & BIM SERVICES

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Mob: +44 (0) 7914430910

Drawing Title:

**Rossendale BESS - Indicative
Proposed Site Layout Plan**

Drawn: OM	Checked: PR	First Issued: 13.12.2024
Project Code: CUB001-	Drawing Number: PL-03	
Sheet Size: A1	Scale: A.N	Revision: 06



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Revisions:		Revision Notes	Drawn	Inspected
01	27.02.25	First Issue	RR	PR
02	06.03.25	Height Table Added	RL	PR
03	14.03.25	Proposed Vegetation Amended	OM	PR
04	22.05.25	Secondary Access Added	OM	PR
05	10.07.25	Water Tank Updated	OM	PR

LEGEND:

PLANNING APPLICATION BOUNDARY

WATER COURSE

PROPOSED SITE ACCESS

EMERGENCY ACCESS ONLY

SUBSTATION

BATTERY SITE

GENERAL PURPOSE WILD FLOWERS

MEADOW GRASS MIXTURE

ATTENUATION POND

CABLE ROUTE

NOTE:

1m MAX VARIANCE BETWEEN FINISHED GROUND LEVEL AND EXISTING GROUND LEVEL ON PROPOSED PLATFORMS

Infrastructure Height AOD	
Infrastructure	Height (mm)
33kV Substation	3300
BESS Unit	3000
BESS Transformer	3000
480,000L Water Tank	3100
Spare Parts	2600
Switchgear	2600
AUX Transformer	2300
Perimeter Fence	2400
CCTV	4000

DEVELOPMENT ZONE	AREA (HECTARES)
PROPOSED SITE ACCESS	0.13
EMERGENCY ACCESS ONLY	0.06
BATTERY SITE	0.85
SUBSTATION	0.01
ATTENUATION POND	0.06
PROPOSED VEGETATION	4.24
CABLE ROUTE	0.71
TOTAL	6.06

Status:

PLANNING

Project: _____

Rossendale BESS

Rochdale Road, Turn Village

Client: _____



Cubico Sustainable Investments
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Drawing Title: _____

Rossendale BESS - Parameters Plan

Drawn: RR	Checked: PR	First Issued: 25.02.2025
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Project Code: Drawing Number:
CUB001- PP-01

ROSSENDALE BESS PARAMETERS PLAN

Scale: 1:1250@A1

