

Secretary of State for Transport
C/O Transport Infrastructure Planning Unit
Department for Transport
Great Minster House
33 Horseferry Road
London
SW1P 4DR

BY EMAIL to transportinfrastructure@dft.gov.uk

Our Ref: Ke3/251207.10

Your Ref:

Date: 18 December 2025

When calling please ask for: Kee Evans

e-mail: Kee.evans@footanstey.com

Direct Line: +44 117 403 8946

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Dear Sir/Madam

Ref: Transport and Works Act Order for the Transpennine Route Upgrade - Stalybridge to Diggle (Saddleworth) scheme (TWAOW works)

I am writing on behalf of Zenobe Stalybridge Limited. My client has been consulted on the above TWAOW application by Network Rail and wishes to object to the development currently proposed.

Zenobe currently has a planning consent and grid connection for a 150MW battery energy storage development with a September 2027 connection date. The TWAOW application, and the temporary works area for 2-039A in particular overlaps with Zenobe's consented planning layout which is attached for reference. To meet the connection date Zenobe anticipate commencing construction works on site during 2026.

The temporary compound also appears to overlap with Zenobe's HV transformer compound, MV switchrooms and control room which are the main hub for the BESS facility and Zenobe have several concerns if this area is to be temporarily used by Network Rail:

- Use of the BESS site as a temporary compound for the TWAOW works would have disproportionately onerous requirements for site clearance and safety issues given the responsibility for disconnecting high voltage electrical infrastructure.
- If the TWAOW requires the disconnection of the key equipment within the HV transformer compound, the cost to disconnect and reconnect the equipment would be substantial (in the order of millions of pounds) and could only be completed by specialist contractor's. Zenobe would have significant concerns if this was to be undertaken by Network Rail contractors. During the temporary works there are also concerns about how this equipment would be stored and maintained and subsequent impacts on warranties and guarantees.
- The disconnection of the transformers, switchrooms and control rooms would also prevent the operation of the whole BESS facility until the temporary works are completed and everything is reconnected. Whilst disconnected the BESS would not be able to generate any revenue and this loss would also be substantial.
- In addition to the infrastructure which could be directly impacted, if the whole site becomes non-operational there will also likely be issues with warranties and guarantees for the battery

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units across the rest of the site as the warranties will be provided on the assumption of continuous connection and operation.

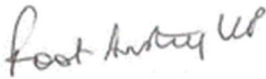
The site would typically have a route to market contract with an Optimiser and there will be certain obligations in this contract that, in order to guarantee minimum levels of revenue the Optimiser will expect a minimum operational availability of the site. During the TWA0 works, if the site has to be disconnected due to potential impact on the transformers, switchrooms and control rooms then this is likely to prevent Zenobe from complying with it's obligations. This risks putting Zenobe in breach of it's contract. Alternatively, with the knowledge that this may happen, Optimiser's may offer below market terms to reflect this risk which could impact the financial viability of the project. Any disconnection could also limit Zenobe's ability to apply for various contracts to provide essential voltage and inertia services to the network as these would again require minimum availability levels.

Whilst the proposed TWA0 works in this area are only temporary in nature they represent a major risk to Zenobe's project and may impact investor confidence in financing if 2-039A remains within the TWA0 application. Zenobe requires a considerable amount of further detail regarding the way in which any works would be carried out, how this might impact the validity of warranties etc and Network Rail's ability to work on a site of this nature.

There is an urgent need for battery storage to support the UK's commitment to reach net zero and to enable the government to meet it's net zero targets. It is a critical component of the UK's energy landscape required to stabilize the energy grid and ensure a reliable energy supply. It is imperative that developments such as this can proceed without delay. The scale of the impact upon Zenobe's project, the level of disturbance and the significant losses that would be incurred on all fronts by the TWA0 works are substantive.

Zenobe has opened discussions with Network Rail about these issues requesting that the TWA0 scheme finds an alternative temporary compound. The discussions have been encouraging and both parties are working towards a solution, but until that has been reached, Zenobe strongly objects to the TWA0 works in their current form.

Yours faithfully



Foot Anstey LLP

Please contact : Kee Evans, Partner

Encs:

Planning permission

Site Layout – Stay2-PLA-GA-C

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant/agent:
Mr Jack Hulme
C/O Mr Jonathan Maginness
Camellia House
76 Water Lane
Wilmslow
SK9 5BB

Date of Application: 11th September 2023

Date of Decision: 15th December 2023

Application Number: 23/00770/FUL

Particulars of details submitted for approval:

Development of a Battery Storage Facility, associated infrastructure, earthworks, and means of access

Land Off Printworks Road, Cocker Hill, Stalybridge , Heyrod .

The Tameside Metropolitan Borough Council hereby gives notice that permission has been granted for the carrying out of the development referred to above, subject to the following conditions:

1. The development hereby permitted must begin before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:
 - o Location plan - STAY2-PLA-GA_C received 22nd August 2023
 - o Site location plan - STAY2-PLA-GA_C received 22nd August 2023
 - o Proposed site layout - STAY2-PLA-GA_C received 22nd August 2023
 - o Battery storage unit elevations - STAY2-PLA-GA-04 received 22nd August 2023
 - o HG transformer compound - STAY2-PLA-GA-05 received 22nd August 2023
 - o MY switch room elevations - STAY2-PLA-GA-06 received 22nd August 2023
 - o Fencing and security/lighting column elevations - STAY2-PLA-GA-07 received 22nd August 2023
 - o Control room elevations - STAY2-PLA-GA-08 received 22nd August 2023
 - o Spare container elevations - STAY2-Pla-GA-09 received 22nd August 2023
 - o LV switch room and auxiliary transformer elevations - STAY2-PLA-GA-10 received 22nd August 2023

Reason: In the interests of the visual amenities of the locality and in accordance with policies of the adopted TMBC UDP.

3. Notwithstanding any description of materials in the application form and shown within the Design & Access Statement, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the approved apparatus and buildings; in the construction of all boundary fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality, in accordance with UDP policy C1: Townscape and Urban Form.

4. The car parking spaces to serve the development hereby approved (Drwg.Number STAY2-PLA-GA_C) shall be laid out as shown on the approved site plan prior to the first use of the development

and shall be retained free from obstruction for their intended use thereafter. Driveways shall be constructed on a level which prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.

Reason: To ensure adequate car parking arrangements, in accordance with UDP policy T1.

5. Sightlines, having the dimensions 2.4m x 43m, shall be safeguarded at the junction of the development with Printworks Road, such that there is no obstruction to visibility at a height exceeding 1.0m above the nearside channel level of the adjacent highway.

Reason: In the interests of highway safety in accordance with policy T1 Highway Improvement.

6. No work shall take place in respect of the temporary reinforcement of the river overbridge situated on Spring Bank Lane, until a scheme relevant to the reinforcement of the bridge to accommodate all types of construction vehicles during the construction phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of:
 1. Phasing plan of highway works;
 2. Approval in Principle AIP of the construction details of retaining structures;
 3. Amendments to the kerb line and construction of new carriageway and footways onto Spring Bank Lane;
 4. Details of carriageway markings and signage.

No part of the approved development shall commence until the approved highways works have been constructed in accordance with the approved details or phasing plan.

Reason: In the interest of highway safety, in accordance with T1: Highway Improvement and Traffic Management.

7. No development (including demolition or site clearance) shall commence until a construction and environmental management plan (CEMP) has been submitted to and approved by the local planning authority. The CEMP shall cover the following issues and any other matters the local planning authority reasonably requires:
 - o Hours of construction work and deliveries;
 - o Phasing of the development;
 - o Location of site compound/offices which shall be located to minimise disturbance to the amenity of existing residents outside of the site;
 - o Construction traffic management measures including details of access arrangements, turning and manoeuvring facilities, material deliveries, vehicle routing to and from the site, traffic management, signage, hoardings, scaffolding, where materials will be loaded, unloaded and stored, contractor parking arrangements and measures to prevent the discharge of detritus from the site during construction works;
 - o Wheel washing facilities;
 - o Measures to control the emission of dust and dirt during construction;
 - o Measures to control noise levels during construction;
 - o Details and agreements of routes for Oversized vehicles to access the development;
 - o Details of any public relations measures e.g. Considerate Constructors Scheme.

Development of the site shall not proceed except in accordance with the approved method statement which shall be adhered to at all times.

Reason: In the interests of highway safety, residential amenity and visual amenity, in accordance with UDP Policies H10: Detailed Design of Housing T1 Highway Improvement.

8. No development, other than site clearance and site compound set up, shall commence until a remediation strategy, detailing the works and measures required to address any unacceptable risks posed by contamination at the site to human health, buildings and the environment has been submitted to, and approved in writing by, the Local Planning Authority (LPA). The scheme shall be implemented and verified as approved and shall include all of the following components unless the LPA dispenses with any such requirement specifically in writing:

1. A site investigation strategy, based on the Smith Grant LLP Stage 1 Contamination Assessment (reference: R3078-R01-v4) detailing all investigations including sampling, analysis and monitoring that will be undertaken at the site in order to enable the nature and extent of any contamination to be determined and a detailed assessment of the risks posed to be carried out. The strategy shall be approved in writing by the LPA prior to any investigation works commencing at the site.
2. The findings of the site investigation and detailed risk assessments referred to in point including all relevant soil / water analysis and ground gas / groundwater monitoring data.
3. Based on the site investigation and detailed risk assessment referred to in point (2) an options appraisal and remediation strategy setting out full details of the remediation works and measures required to address any unacceptable risks posed by contamination and how they are to be implemented.
4. A verification plan detailing the information that will be obtained in order to demonstrate the works and measures set out in the remediation strategy in (3) will be fully implemented including any requirements for long term monitoring and maintenance.

Reason: To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 183 of the National Planning Policy Framework.

9. Upon completion of any approved remediation scheme(s), and prior to use, a verification / completion report demonstrating all remedial works and measures detailed in the scheme(s) have been fully implemented shall be submitted to, and approved in writing by, the Local Planning Authority (LPA). The report shall also include full details of the arrangements for any long term monitoring and maintenance as identified in the approved verification plan. The long term monitoring and maintenance shall be undertaken as approved.

If, during development, contamination not previously identified is encountered, then the LPA shall be informed and no further development (unless otherwise agreed in writing with the LPA, shall be undertaken at the site until a remediation strategy detailing how this contamination will be appropriately addressed and the remedial works verified has been submitted to, and approved in writing by the LPA. The remediation strategy shall be fully implemented and verified as approved.

The discharge of this planning condition will be given in writing by the LPA on completion of the development and once all information specified within this condition and any other requested information has been provided to the satisfaction of the LPA and use of the development shall not commence until this time unless otherwise agreed in writing by the LPA.

Reason: To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 183 of the National Planning Policy Framework.

10. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted to 5 l/s;
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage.

Prior to first use of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding

and pollution, in accordance with UDP policy MW12, MW15 and U4.

11. Prior to the commencement of the development hereby approved, including any groundworks, the applicant or their agents or successors in title shall secure the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Project Design submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:
 1. A phased programme and methodology of investigation and recording to include:
 - o archaeological monitoring and recording during ground-breaking works;
 - o informed by the above, more detailed targeted investigation (subject of a new Project Design).
 2. A programme for post investigation assessment to include:
 - o production of a final report on the investigation results.
 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
 4. Dissemination of the results commensurate with their significance.
 5. Provision for archive deposition of the report and records of the site investigation.
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason: In order to record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly available, in accordance with Policy C10 of the adopted Tameside Unitary Development Plan and the National Planning Policy Framework.

12. During demolition / construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.

Reason: To protect the amenities of occupants of nearby properties / dwelling houses in accordance with UDP policies 1.12 and E6.

13. Prior to the commencement of the development hereby approved, an updated Noise Impact Assessment (NIA) shall be submitted to and approved in writing by the Planning Authority. The Rating Level (as defined in BS 4142:2014+A1:2019) calculated externally at the nearest residential receptors existing or consented at the time of this consent, shall not exceed 5 dB above the daytime or night-time background sound levels, where daytime is defined as 07:00 - 23:00 and night-time as 23:00 - 07:00. The background sound levels to be used for the assessment shall be as detailed in Table 4-2 of the NIA report (ref: 15069-007). The updated NIA shall include:
 - o Details of the specific plant that is to be installed on site and the predicted Rating Levels at the nearest sensitive receptors; and,
 - o Full details of all mitigation required to ensure no exceedance of the above limits.

Any mitigation measures shall be installed prior to the first use of the development hereby approved, and shall be retained as such thereafter.

Reason: To protect the amenities of occupants of nearby properties/dwelling houses. In accordance with UDP policy 1.12.

14. Prior to the commencement of the development hereby approved, an Environmental Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include details of the measures to be taken during site clearance, ground remediation and constructions to avoid any possibility of the nearby river course. The approved document shall be adhered to prior to and during construction works.

Reason: To protect the nearby conservation sites, in accordance with policy N1b, N2 and N6 of the UDP.

15. No vegetation clearance required for the scheme should be undertaken during the optimum time of year for bird nesting (March to August inclusive), unless nesting birds have been shown to be absent by a suitably qualified person.

Reason: To ensure that any potential harm to protected species prior to and during the construction

phase of the development is adequately mitigated, in accordance with policy N7 of the UDP.

16. The submitted Biodiversity Management Plan shall be implemented in full prior to and during the course of the approved development.

Reason: To ensure that any potential harm to protected species and nearby conservation sites, prior to and during the construction phase of the development is adequately mitigated, in accordance with UPD policy N1b, N2, N6 and N7.

17. Within 6 months of the commencement of the development hereby approved, a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the first occupation of the building.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first use or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with policies OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

18. No development (including demolition or site clearance) shall commence until detailed plans indicating existing ground levels, finished floor levels of all buildings and associated structures and apparatus, road levels and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details.

Reason: In the interest of visual amenity and safety of the adjacent railway, in accordance with Policies C1 and T1 of the Tameside Unitary Development Plan.

19. No development shall commence until a Crime Impact Statement has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the statement shall be undertaken by a Suitably Qualified Security Consultant (SQSC) or similar. The recommendations of the approved statement shall be undertaken prior to first use of the approved development, and shall be retained as such thereafter.

Reason: In order to ensure the design of the development minimises crime and the fear of crime.

NOTES FOR APPLICANT

Informatives:

Statement under Article 35 (2) of the Town and Country Planning (Development Management Procedure) England Order 2015 (as amended): The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

It is your responsibility to ensure that the development is constructed in complete accordance with the approved plans and details together with the requirement to ensure that all conditions applied to this consent are complied with. If any of the conditions require further approval and/or the submission of further details before development starts or use begins (known as pre-commencement planning conditions), the requirements of the condition must be satisfied before a start is made. Failure to construct the development in complete accordance with the approved plans and / or failure to comply with the conditions may make either the permission null and void or the development unauthorised.

Highways - The applicant's attention should be drawn to the need to consult the Engineering, Operations and Neighbourhoods, Tame Street Depot, Tame Street, Stalybridge regarding the access route/arrangements for oversized vehicles to the proposed development. 0161 342 2932.

When carrying out building works on property near to a public highway it is important to remember that the highway is not part of the building site. There are various statutory requirements relating to highways which may be helpful to such persons to know in advance.

- (1) Skip permits are available for certain locations where obstruction is not likely to interfere with free flow along the highway.
- (2) Similarly hoarding/scaffolding permits may be issued.
- (3) Other obstructions of the highway are not permitted, i.e. storage of materials, deposition of rubble, mixing of materials.
- (4) Parking/loading or unloading regulations must be observed.
- (5) Any damage to any part of the highway or its furniture, or blocking of gullies will be repaired/cleared at the expense of the person causing such damage/blockage.
- (6) Water should not be permitted to discharge over a public highway either temporarily or permanently.
- (7) The deposition of mud on a highway is illegal and action may be taken against the person causing such deposition (e.g. the driver and/or the owner of the vehicle).
- (8) Applications for sewer connections/vehicle crossings over footways should be made in advance of development commencing.

Any persons requiring further assistance in relation to these items should contact the Engineering Service at Tameside Metropolitan Borough Council (tel. 0161 342 3900).

Contaminated Land - Please note that the discussion on site history and the potential contamination issues is based on information currently available to the Environmental Protection Unit. It is not a definitive history of the site, the activities undertaken or a full appraisal of the potential contamination issues. We recommend that further specialist advice be obtained regarding the contaminated land issues for this development.

The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site.

Whilst all reasonable care has been taken to ensure the accuracy of the information and data provided in this response, the Council accept no liability for any loss or damage howsoever caused arising from any reliance placed by any other person upon the information and data contained herein.

Coal - The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Waste - guidance for waste can be found via the following link -
<https://www.tameside.gov.uk/TamesideMBC/media/refuse/developer-waste-leaflet.pdf>

Drainage - United Utilities confirm that public sewers cross this site and they may not permit building over them. United Utilities will require an access strip width of six metres, three metres either side of the centre line of each sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore, a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at SewerAdoptions@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

The applicant is strongly recommended to make contact with Network Rail, and agree a Basic Asset Protection Agreement, before commencing any works. Network Rail can be contacted at the following: assetprotectionlnwnorth@networkrail.co.uk.

Dated: 15th December 2023

A handwritten signature in black ink, appearing to read "Julian Jackson", with a stylized flourish at the end.

Julian Jackson
Director of Place

THIS PERMISSION IS ONLY FOR THE PURPOSES OF THE REQUIREMENTS OF THE TOWN AND
COUNTRY PLANNING ACTS AND IS NOT AN APPROVAL UNDER THE BUILDING REGULATIONS OR
FOR ANY OTHER STATUTORY PROVISION

NOTES

a) Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- Generally, if you wish to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. However;

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

- Appeals for householder applications can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>.
- Appeals for all other Full Planning Applications other than householder can be made online at: <https://www.gov.uk/appeal-planning-decision>

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

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

b) Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Town and Country Planning Act 1990.

c) Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 120 of the Town and Country Planning Act 1990.

IMPORTANT

COMPLIANCE WITH CONDITIONS

- Enclosed is your planning approval. It may contain conditions that you must comply with.
- Before starting work please read the conditions and understand their requirements and restrictions.
- Some conditions require action **before** the start of the development e.g. agreement of external materials. These conditions **must** be formally discharged before work commences.
- You can apply to discharge conditions via the planning portal website at www.planningportal.co.uk.
- If you fail to discharge and/or comply with the conditions, this may lead to enforcement action being taken against the development.
- It is in your interests to demonstrate that conditions have been discharged and/or complied with. Failure to do so could cause difficulties if the property is sold or transferred.



Symbols

- Site Boundary
- Security Fenceline
- Indicative Blast Wall
- Indicative Acoustic Fenceline
- HV Transformer Compound
- Battery Storage Unit
- MV Switch Room
- Spare Container
- Control Room
- LV Switch Room & Auxiliary Transformer
- Site Road
- Landscaping Area
- Security & Lighting Column

Notes

1. Print in colour.

0 10 20 30 40
Metres

Revision	Description	Drawn	Ch'kd	App'd	Date

Project Name Stalybridge 150MW Battery Storage		
Address Printworks Rd, Heryod, Stalybridge SK15 3DA		
Drawing N# Drawing 1-3		
Drawing Title Site Layout		
ZENOBE Zenobe Energy Limited First Floor - Burdett House 15-16 Buckingham Street, London, WC2N 6DU 020 3912 7853 contact@zenobe.com		
Drawing Status Final for Planning Submission		
Drawn KMB	Checked JH	Approved
Scale 1:1000	Size A3	Date 10/07/2023
Drawing Name STAY2-PLA-GA_C		