



Appeal Decision

Site visit made on 7 January 2025

by Gareth W Thomas BSc (Hons) MSc (Dist) DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th February 2025

Appeal Ref: APP/Q4245/W/24/3354822

Land at Wild Fowl Farm, Carrington Lane, Carrington, Greater Manchester M31 4AD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant [outline] planning permission.
 - The appeal is made by O&G Solar (SPV 56) Ltd against the decision of Trafford Metropolitan Borough Council.
 - The application Ref is 113358/FUL/24.
 - The development proposed is Erection of a 35 MW battery storage facility with boundary fencing, landscaping and associated infrastructure.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of a 35 MW battery storage facility with boundary fencing, landscaping and associated infrastructure on land at Wild Fowl Farm, Carrington Lane, Greater Manchester M31 4AD in accordance with the terms of the application, Ref 113358/FUL/24, subject to the conditions in the attached schedule.

Background

2. A material consideration in the determination of planning proposals for renewable energy are the National Policy Statements (NPS) for the delivery of major energy infrastructure. The NPSs recognise that large scale energy generating projects will inevitably have impacts, particularly if sited in rural areas. The Overarching National Policy Statement for Energy (EN-1) and the National Policy Statement for Renewable Energy Infrastructure (EN-3) both state that the NPSs can be a material consideration in decision making on applications that both exceed or sit under the thresholds for nationally significant projects. Further, Paragraph 213 of The Energy Act 2023 now includes energy provided from battery storage as its own subset of energy generation.
3. The UK Government has set a statutory target to cut greenhouse gas emissions by 100% (compared to 1990 levels) by 2050, and this is a significant material consideration. It has also declared a climate emergency. Since the declaration, the Sixth Assessment Report of the Intergovernmental Panel on Climate Change has indicated that it is more likely than not that global temperature increases will exceed 1.5 degrees Celsius above pre-industrial levels. The report indicated that delay in global action to address climate change will miss a brief and rapidly closing window to secure a liveable future. The UK Energy White Paper, Powering our Net Zero Future (2020), describes the costs of inaction as follows:

"We can expect to see severe impacts under 3°C of warming. Globally, the chances of there being a major heatwave in any given year would increase to about 79 per cent, compared to a five per cent chance now. Many regions of the world would see what is now considered a 1-in-100-year drought happening every two to five years."

At 3°C of global warming, the UK is expected to be significantly affected, seeing sea level rise of up to 0.83 m. River flooding would cause twice as much economic damage and affect twice as many people, compared to today, while by 2050, up to 7,000 people could die every year due to heat, compared to approximately 2,000 today. And, without action now, we cannot rule out 4°C of warming by the end of the century, with real risks of higher warming than that. A warming of 4°C would increase the risk of passing thresholds that would result in large scale and irreversible changes to the global climate, including large-scale methane release from thawing permafrost and the collapse of the Atlantic Meridional Overturning Circulation. The loss of ice sheets could result in multi-metre rises in sea level on time scales of a century to millennia.”

4. The NPSs recognise that to meet the Government’s objectives and legally binding target for 2050, significant large and small-scale energy infrastructure will be required. This includes the need to dramatically increase the volume of energy supplied from low carbon sources to ensure a reduction in the reliance of fossil fuels (which accounted for 79% of energy supply in 2019). Solar (together with wind) is recognised specifically in EN-1 as being the lowest cost way of generating electricity and that by 2050, secure, reliable, affordable, net zero energy systems are ‘likely to be composed predominantly of wind and solar’. The NPS emphasises that it is critical that the UK continues to have secure and reliable supplies of electricity and to meet electricity demand at all times.
5. The Clean Power 2030 Action Plan states that the shift to a clean power system by 2030 forms the backbone of the transition to net zero as the country moves to an economy which is much more reliant on electricity. The Government has therefore identified a need to deliver between 23-27GW of battery storage capacity by 2030, to complement other renewables technology such as wind and solar. At the national level, in combination with the drive to reinforce provision of renewable energy sources, the Government also acknowledges the need to ensure that projects come forward in appropriate locations.
6. Paragraph 157 of the National Planning Policy Framework (the Framework) confirms that the planning system ‘should support the transition to a low carbon future in a changing climate’, should ‘contribute to radical reductions in greenhouse gas emissions’ and ‘support renewable and low carbon energy and associated infrastructure’. This recognises the responsibility placed on all communities to contribute towards renewable energy production. Therefore, there is a strong strategic policy framework which supports renewable and low carbon development proposals. The Framework also confirms that applicants are not required ‘to demonstrate the overall need for renewable or low carbon energy’ (para 163).
7. The proposed battery energy storage system (BESS) would allow intermittent renewable energy such as wind and solar power to be stored when supply is high and released to the electricity grid network during times of peak demand. It would enable early connection to the nearby Sale Bulk Supply Point and would serve the National Grid rather than a specific local generation facility, with the capacity to store 35MW of surplus energy before feeding it into the grid.
8. Battery storage is an essential part of the system services that will enable the National Grid to handle the change in power flows arising from the growth in power from renewable energy sources and the decommissioning of coal and gas power stations. Without the system services to support zero carbon technologies, stabilising the National Grid will be challenging and will constrain the amount of renewable energy that can be utilised by the grid, ultimately hindering the ability to decommission further coal/gas power plants. The NPS recognises the important role that electricity storage will play in meeting Net Zero ambitions. There is therefore considerable urgency for system services including battery energy storage schemes to come forward to enable the National Grid to handle the transition to low carbon energy sources and to underpin energy security.

9. In terms of the policy framework, Policy L5 of the Trafford Core Strategy requires new development to mitigate and reduce its impact on climate change factors and maximise its sustainability through renewable or decentralised generation. The basis of the policy is about facing up to climate change and promoting sustainable development through, amongst other things, the use of renewable and low carbon energy technologies, which will also have an increasingly important part to play in meeting these principles. Although the policy is silent on the type of development the specific subject of this appeal, the scheme is not in conflict with the most direct relevant strategic policy. The Places for Everyone Plan Joint Development Plan (JDP) expects that all new development will be net zero carbon from 2028 and Policy JP-S2 outlines that the aims of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including taking a positive approach to renewables and low carbon schemes. There is no dispute that the development would align with the ambitions of the Council to become a carbon neutral authority and with those of the Greater Manchester Combined Authority as it strives to decarbonise the region.
10. Given the very positive national planning policy framework which would support the appeal proposal, the 35MW scheme would have very significant benefits in supporting the transition to net zero and in helping to secure stability and security in energy supply. There is also a very positive planning policy approach at the local level which supports such development, subject to its impacts being acceptable.

Main Issues

11. The main issue in the appeal is firstly, whether the proposed development would be inappropriate development in the Green Belt and secondly, the effects of the development on the character and appearance of the area.

Reasons

12. Since the decision of the Council was issued, the National Planning Policy Framework (NPPF) has been updated (December 2024). This update includes the concept of grey belt land. Grey belt is land in the Green Belt which is defined as “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.
13. The Green Belt in this area, along with the River Mersey, helps check unrestricted sprawl of the large built-up areas to the north and south. However, in the context of the wider Green Belt in this locality, the appeal site is comparatively limited in size and relatively remote from any large built-up areas. For these reasons, the appeal site contributes only marginally to helping provide a barrier between Urmston 520m to the north and Sale some 1.2km to the south. Further, in isolation, the site does little to help prevent ribbon development from occurring along Carrington Lane. I do not believe that any part of the site would be important in the preventing the unrestricted sprawl of such areas. Consequently, I find that the site does not make a strong contribution to the purpose set out in paragraph 143(a).
14. Turning to the purpose in paragraph 143(b), for similar reasons of distance to the nearest towns, the appeal site does not make a strong contribution to the purposes of preventing the merging of towns. Together with the adjoining land to the north, the site contains temporary structures and other commercial paraphernalia, which to a limited extent, has already reduced the gap between neighbouring towns. However, significant open land would remain between the site and existing towns to the north and south. There is limited visibility of the existing use and the same would be true of the BESS. The proposal would have no material impact on the remaining gap and the perception of the wide expanse of the Mersey would remain relatively intact. Given these factors and that development would be temporary and would not lead to the merging of neighbouring towns, the site does not contribute to the purpose in paragraph 143(b).

15. There is no evidence to suggest that purpose 143(d) that deals with the setting and special character of historic towns would apply in this case and thus the proposal does not make any contribution to this purpose.
16. Having regard to the definition of grey belt land in the glossary to the Framework, I am satisfied that this site does not contribute strongly to purposes a, b, or d as set out in paragraph 143. However, whilst the land falls within the definition of being grey belt land when applying the relevant criteria of paragraph 143, there is still the requirement to consider whether paragraph 155 of the Framework would apply to the question as to whether the development would constitute inappropriate development. This requires consideration of the remaining purposes of paragraph 143 (taken together).
17. The impact on purposes paragraph 143(a), (b) and (d) have been considered above and I have found no conflict. The third purpose in paragraph 143(c) is to assist in safeguarding the countryside from encroachment. The appeal site lies within the countryside but adjoins an intensive commercial operation on adjoining areas to the north. The Council although indicating that the appeal site and that of the adjoining commercial operation does not have the benefit of planning permission, the existing use appeared to me as having some maturity. There is no indication that enforcement action is being pursued with any vigour if at all.
18. In acknowledging the site's limited geographical spread, its relative self-containment and the presence of existing and adjoining commercial activities containing various temporary and other structures, and despite its inclusion within the Green Belt, the site does not make a strong contribution to assisting in safeguarding the countryside from encroachment. There would be no conflict with paragraph 143(c) of the Framework.
19. Although the Council argues that the site is not derelict in terms of paragraph 143(e), I am conscious of its degraded physical condition. I am also cognizant that BESS facilities require a location where grid connection is feasible. Although there may be other sites that would constitute derelict or urban land, the evidence suggests that it would be impracticable to locate the development in areas that contain characteristics of dereliction that would be capable of connection to the existing Sale Bulk Supply Point (Sale BSP). I agree with the appellant that the proposed development provides the opportunity to regenerate a degraded and potentially contaminated area of land within the Green Belt and aligns with paragraph 143(e) in this respect. In turn, the reuse of an underutilised degraded site would assist in the urban regeneration of the area. Criterion (a) of paragraph 155 in relation to those purposes of paragraph 143 that are applicable and taken together is therefore met.
20. Turning to paragraph 155(b), a demonstrable unmet need for the development proposed is necessary. The National Policy Statement (NPS) EN-1 indicates that energy storage has a key role to play in achieving net zero and providing flexibility to the energy system, so that high volumes of low carbon power, heat and transport can be integrated. Storage of energy is a vital component in the maximising the useable output from intermittent low carbon generation (e.g. solar and wind), reducing the total amount of generation capacity needed on the system; providing a range of balancing services to the National Electricity Transmission System Operator (NESO) and Distribution Network Operators (DNO) to help operate the system, reduce constraints on the networks and help to defer or avoid the need for costly network upgrades as demand increases.
21. The Framework at paragraph 161 indicates that the planning system should support the transition to a low carbon future, and support amongst other things renewable and low carbon energy and associated infrastructure. Given the context provided by NPS EN-1, it is clear that a BESS project of this magnitude represents much needed such infrastructure. There is unquestionably a demonstrable need for the development having regard to various Government pronouncements, some of which are explored above and which are

not disputed in this case, that seek to substantially increase battery storage in order to cater for renewable energy generation. Unquestionably, paragraph 155(b) criterion is met.

22. With regards to Paragraph 155(c), which requires that the development would be in a sustainable location, paragraph 110 of the Framework indicates that significant development should be focussed on locations that are or can be made sustainable, through limiting the need to travel. This paragraph goes on to say that opportunities to maximise transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making. This would appear to relate to development that would generate significant level of vehicle movements, particularly by car, which following commissioning would be at very low levels in this case.
23. Paragraph 115 seeks to ensure that sustainable transport modes are prioritised taking account of the type of development and its location, that safe access can be achieved and that any significant impacts on the capacity of the highway network or highway safety can be acceptably mitigated. It is noted that no objection was received from the local highway authority on access or traffic generation grounds. The requirement of criterion (c) of paragraph 155 of the Framework is therefore met.
24. Paragraph 155(d) – the ‘Golden Rules’ do not apply in this case since they address major housing developments.
25. I am satisfied that the relevant criteria in paragraph 155 are satisfied and thus the proposal would not constitute inappropriate development. It would therefore not conflict with the Green Belt’s purpose to safeguard the countryside from encroachment or conflict with policy JP-G9 of the Places for Everyone Joint Development Plan and the Framework, which set out to prevent unacceptable harm to the Green Belt. The Courts have found that where a development is found not to be inappropriate development it should not be regarded as harmful either to the openness of the Green Belt or to the purposes of including land within.

Landscape character and appearance

26. The proposed development would be within a secured compound within a roughly triangular plot of some 0.4Ha forming part of a wider area presently comprising a substantial salvage/storage yard contained numerous HGV trailers, temporary prefabricated cabins and shipping containers, which appear to have been in use for a lengthy period of time but without planning consent according to the Council. The site has the air of being unkempt but is located behind a heavily landscaped area that forms the boundary with Carrington Lane. The access is gated from the main road. To the north lies the River Mersey beyond which are pasture fields and a golf course before reaching the urban area proper.
27. The proposed development would see the clearing of an area containing containers and other temporary structures to provide a 35MW BESS facility that will encompass several components, including 16No. BESS storage containers, 8No. power inverters, a welfare unit, DNO substation and various ancillary/incidental plant and equipment. Part of the landscaped bund adjoining Carrington Lane would be removed to provide an increase in the area for the development. The appeal site is located within both the River Meadowlands Landscape Character Area and the Broad Urban Fringe Valleys Landscape Type. Policy JP-G1 Landscape Character of the JDP states that development within a particular landscape character type should respect and respond to the special qualities and sensitivities of the key landscape characteristics of its location having regard to a number of criteria, including amongst other things, local topography, land use, semi-natural; and woodland cover and views/perceptual qualities. The Council explain that the interface of new development with the surrounding landscape is of particular importance requiring sensitive treatment in improving the landscape and seeking a net enhancement of biodiversity.

28. In acknowledging the contribution that the wider LCA comprising the river valley makes to local identity, quality of life and the natural environment through enhanced recreational opportunities and wildlife habitats, it is not a landscape of high tranquil value and the influence of the urban area predominates, particularly in the immediate surroundings of the appeal site. The existing condition of the site is such that the particular attributes of the wider LCA that have been identified would not be harmed by the appeal development. Given the that the site is already well screened, it would have minimal impact on the wider semi-agrarian land use, field pattern or the traditional floodplain character of this part of the Mersey.
29. Although receptors would have glimpsed views of the development from the west and from the entrance from Carrington Road, this would be experienced in the context of the adjacent commercial operations, pylons, the heavily trafficked transport corridor, the golf course and other paraphernalia associated with the urban fringes to the north. The appeal development would not seriously undermine the perceptual qualities of the landscape that would be experienced by receptors as they move across the landscape. Carrington Lane has no footways at this location. Any residual visual effects would be further reduced by the reinforcement and enhancement by new landscaping.
30. In addition, the proposal would result in significant improvements to biodiversity and landscaping, achieving a 16.88% net gain in habitats and a 62.76% net gain in hedgerow units although this is tempered to an extent by removal of part of the landscaped mound to increase capacity.
31. Given the above and subject to suitable conditions, I am satisfied that the proposed development would be in compliance with policies JP-P1 and JP-G1 of the JDP where they relate to protection of landscape character. Although not specifically referred to in the Council's reasons for refusal, I am also satisfied that it would comply with policy JP-G8.

Conditions

32. In addition to the time limit condition for commencement of development, a condition specifying approved plans and drawings together with other details is included in order to provide certainty (3). A condition is also necessary (2) to provide certainty that would require cessation and reinstatement of the land after a period of 40 years from first energisation of the BESS.
33. A condition requiring the submission and prior approval by the Council of external finishes is necessary to protect the character and appearance of the area (4). A condition is also necessary preventing tree, hedgerow etc removal during nesting seasons in order to protect wildlife habitats (5).
34. Conditions (6, 18, 19 and 21) are necessary requiring the submission and implementation of habitat management, landscaping and its subsequent management together with measures to ensure the safeguarding and protection of trees in order to protect the character and appearance of the area.
35. Conditions are necessary to deal effectively with potential land contamination that might arise during development (7) and subsequent remediation of the site if necessary (8 and 9) to prevent the risk of contaminant into ground or the water environment.
36. Conditions are necessary requiring the prior approval by the local planning authority of drainage systems (10,12, 14), intrusive foundation works (11), fire prevention measures (13) to ensure a satisfactory standard of development and to avoid pollution of ground water and watercourses.
37. A condition relating to the implementation of the noise mitigation scheme for the operation of the facility is necessary to protect noise sensitive developments (15).

- 38. I have included a condition requiring the submission, approval and implementation of a CEMP to ensure that construction works take place without unacceptably impacting on residential amenity and users of the highway (16).
- 39. I have included a condition that would set the requirements for the provision of a safe access into the site and for parking arrangements to be agreed in order to secure the safety of highway users (17).
- 40. Conditions are necessary for prior approval of finished site levels (20) and external lighting (22) in order to protect visual amenity.

Conclusion

- 41. I have found that the proposed development would utilise grey belt land and would not amount to inappropriate development in the Green Belt. Subject to conditions, the proposal would comply with the development plan when read as a whole and with the guidance set out in the Framework.
- 42. For the above reasons, I conclude that the appeal should be allowed.

Gareth W Thomas

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development must be begun not later than three years beginning with the date of this permission.
2. This planning permission is for a temporary period of 40 years from the date of first operation of the development hereby permitted. Decommissioning of the Battery Energy Storage System, comprising discontinuance and removal of all buildings, works, uses of land and other development hereby permitted and the restoration of the land to its former condition shall take place within 12 months of the expiry of this permission. At least 6 months before the planning permission is due to expire, a Decommissioning Method Statement (to include a timetable for implementation and a scheme to restore the land to its former condition) shall be submitted to and approved in writing by the local planning authority. The site shall be decommissioned and restored in accordance with the approved statement.
3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans titled Illustrative Acoustic Fencing Rev B and Illustrative CCTV Details Rev B, received by the Local Planning Authority 1 May 2024; Illustrative Paladin Gate Section Rev A, Illustrative Gate Section Rev A, Illustrative Fire Hydrant Rev A, Illustrative Customer 33 Kw Switchgear Rev A, Tree Retention Removal Plan, and drawing number 104 Rev B, received by the Local Planning Authority 14 June 2024; and drawing numbers 002 Rev Q and 006 Rev E.
4. Notwithstanding any description of materials in the application no above ground work shall take place until samples and a full specification of materials, fixtures and fittings to be used externally on the building 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.
5. No removal of or works to any hedgerows, trees, shrubs or brambles shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared 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. Any such written confirmation should be submitted to the local planning authority.
6. No development shall take place until a written 30-year Habitat Management and Maintenance Plan (HMMP) for the Site in question has been submitted to and approved in writing by the LPA. The approved HMMP shall relate to all 'significant' biodiversity gains on site and shall be strictly adhered to and implemented in full for its duration and shall contain:
 - A) Aims, objectives and targets for management, including habitat target conditions matching the associated Biodiversity Metric submitted with the application.
 - B) Descriptions of the management operations necessary to achieving aims and objectives.
 - C) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.
 - D) Details of monitoring needed to measure the effectiveness of management.
 - E) Details of the persons responsible for the implementation and monitoring of the plan
 - F) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.
 - G) Reporting on years 1, 2, 5, 10, 20 and 30'.In relation to E) above, in the event of any changes to such responsible person, this should be notified in writing to the Council prior to the changes taking effect.
7. Other than the demolition of buildings and structures down to ground level, and above ground site clearance works, including tree felling, no development shall take place until an

investigation and risk assessment in relation to contamination on site (in addition to the assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the origin, nature and extent of any contamination observed within the development site. The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place other than the excluded works listed above. The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to human health, controlled waters, property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.
- iv) a remediation strategy giving full details of the remediation measures required and how they are to be undertaken
- v) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall thereafter be carried out in full accordance with the approved remediation strategy before the first occupation of the development hereby approved.

8. The development hereby permitted shall not be occupied until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan, where required (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

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

10. No drainage systems for the infiltration of surface water to the ground shall be implemented other than in accordance with details that have first been submitted to and approved in writing by the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

11. Foundations utilising penetrative methods shall not be carried out other than in accordance with details that have first been submitted to and approved in writing by the local planning authority. The suitability of any intrusive foundations intended as part of the development shall be demonstrated with appropriate risk assessment. The development shall be carried out in accordance with the approved details.

12. No development shall take place until a detailed surface water drainage scheme for the proposed development has been submitted to, and approved in writing, by the local planning authority. The system shall develop upon the outline drainage strategy principles identified within the Flood Risk Assessment and Drainage Strategy Report approved and will be considerate to risks associated with end-use of the development and sensitive environmental receptors. The scheme shall be implemented in accordance with the approved details. And any

changes to the components of the strategy shall be submitted to and approved in writing by the local planning authority.

13. Pursuant to the Verification and Compliance Report (Greenfire Solutions, 04/07/2024) and Flood Risk Assessment and Drainage Strategy (Neo Environmental, 17/07/2024) submitted and approved, no development approved by this planning permission shall commence until a detailed Fire Mitigation, Verification and Compliance Report has been submitted to, and approved in writing by the local planning authority. The submitted strategy shall:

- Confirm the battery technology intended to be utilised and identify how any specific risk associated with this technology will be intended to be mitigated against.
- Confirm the protection measures which will be implemented within the design of battery cabinets to mitigate against the risk of contaminant release to sensitive environmental receptors, notably underlying ground.
- Detail the specification fire detection system intended and its operation, including the specific operating parameters of the detectors and how they will be monitored.
- Detail the specification and duration of fire protection provided by the partitions between battery cabinets and by the enclosure of the battery unit, offering justification as to why this is appropriate relative to risk posed.
- Detail the intended fire suppression system specification and its operation, including detail of the suppression technology intended and product to be utilised for the purpose of suppression.
- Detail the design methodology for the deflagration vents and/or explosion prevention measures.

The strategy shall include details of the emergency, environmental and recovery plan which would be enacted in the case of emergency event occurring. This should include details demonstrating how it will be ensured that potential release of adverse contamination to the surrounding environment will be prevented and mitigated against effectively, considerate to emergency water supply and discharge requirements. The scheme shall be implemented in accordance with the approved details and the details of any changes to components of the strategy shall be submitted to and approved in writing by the local planning authority.

14. The development permitted by this planning permission shall only be undertaken in accordance with the approved Drainage Strategy by Neo Environmental and the following plans: Outline SuDs Design (Dwg no. NEO01380_002I_A Figure 4, Rev B, 03.05.24) to include provision for 30m³ storage within the above ground retention basin/pond.

15. The development hereby permitted shall not be brought into use unless and until the acoustic mitigation scheme has been installed (and maintained thereafter), in full accordance with the revised 'Acoustic assessment of proposed new battery storage facility Wild Fowl Farm, Carrington', ACA Acoustics 21/6/24 ref 231204-R001B; drawing SAL2701-002 7/4/24 rev N; and cross section dated 3/6/24. Substitution of any item of plant/equipment listed in table 5, page 10 of the acoustic assessment with alternatives, shall trigger reassessment of the noise impact. Any necessary changes to the mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority in advance of first occupation.

16. No development, including demolition, shall take place until a Pre-Construction Environmental Management Plan (CEMP) has been submitted and approved in writing by the local planning authority. The CEMP shall include details of the proposed measures to manage and mitigate the main environmental effects. The CEMP shall address, but not be limited to the following matters:

- a) Suitable hours of construction and pre-construction (including demolition) activity (in accordance with Trafford Council's recommended hours of operation for construction works);
- b) the parking of vehicles of site operatives and visitors (all within the site);
- c) loading and unloading of plant and materials, and deliveries to the site (all within the site), including times of access/egress;

- d) The management of deliveries to including details of any proposed delivery booking system;
 - e) storage of plant and materials used in constructing the development;
 - f) the erection and maintenance of security hoardings;
 - g) wheel washing facilities and any other relevant measures for keeping the highway clean during demolition and construction works;
 - h) measures to control the emission of dust and dirt during demolition and construction and procedures to be adopted in response to complaints of fugitive dust emissions;
 - i) a scheme for recycling/disposing of waste resulting from demolition and construction works (prohibiting fires on site);
 - j) measures to prevent disturbance to adjacent dwellings from noise and vibration, including any piling activity (refer to BS5228);
 - k) information on how asbestos material is to be identified and treated or disposed of in a manner that would not cause undue risk to adjacent receptors;
 - l) information to be made available for members of the public;
 - m) nuisance complaints procedure;
 - n) contact details of site manager to be advertised at the site in case of issues arising.
- The development shall be implemented in accordance with the approved CEMP.

17. The development hereby permitted shall not be brought into use unless and until the access, parking and turning areas shown on the approved plans have been provided and made available for those purposes.

18. a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be brought into use unless and until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

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

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

19. The development hereby approved shall not be occupied until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. The schedule shall be implemented in accordance with the approved schedule.

20. No development shall take place until details of existing and finished site levels relative to previously agreed off-site datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

21. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

22. No external lighting shall be installed on the site unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include: a) details of the siting and height of any lighting columns or external lighting fixtures. b) details of the duration, intensity, and type of any external lighting, including the use of any motion sensors. c) a lighting contour plan showing the spread of light from the approved scheme (in lux) and the specification of any mitigation required (including cowls) to minimise light spillage beyond the site boundaries and amongst any created habitats within the site. Thereafter the site shall only be lit in accordance with the approved