

Town and Country Planning (Inquiries Procedure) (England)
Rules 2000

Appeal
Redevelopment of the Department Of Work And Pensions Docs Distribution
Centre, Manchester Road, Heywood, OL10 2PZ
On behalf of Trammell Crow

LOCAL PLANNING AUTHORITY APPLICATION REFERENCE:
22/01410/FUL
SECRETARY OF STATE'S REFERENCE: XXX
PLANNING INSPECTORATE'S REFERENCE: XXX

Proof of Evidence

Kit Patrick BA(Hons) Dip La/CMLI

Landscape and Visual Impacts

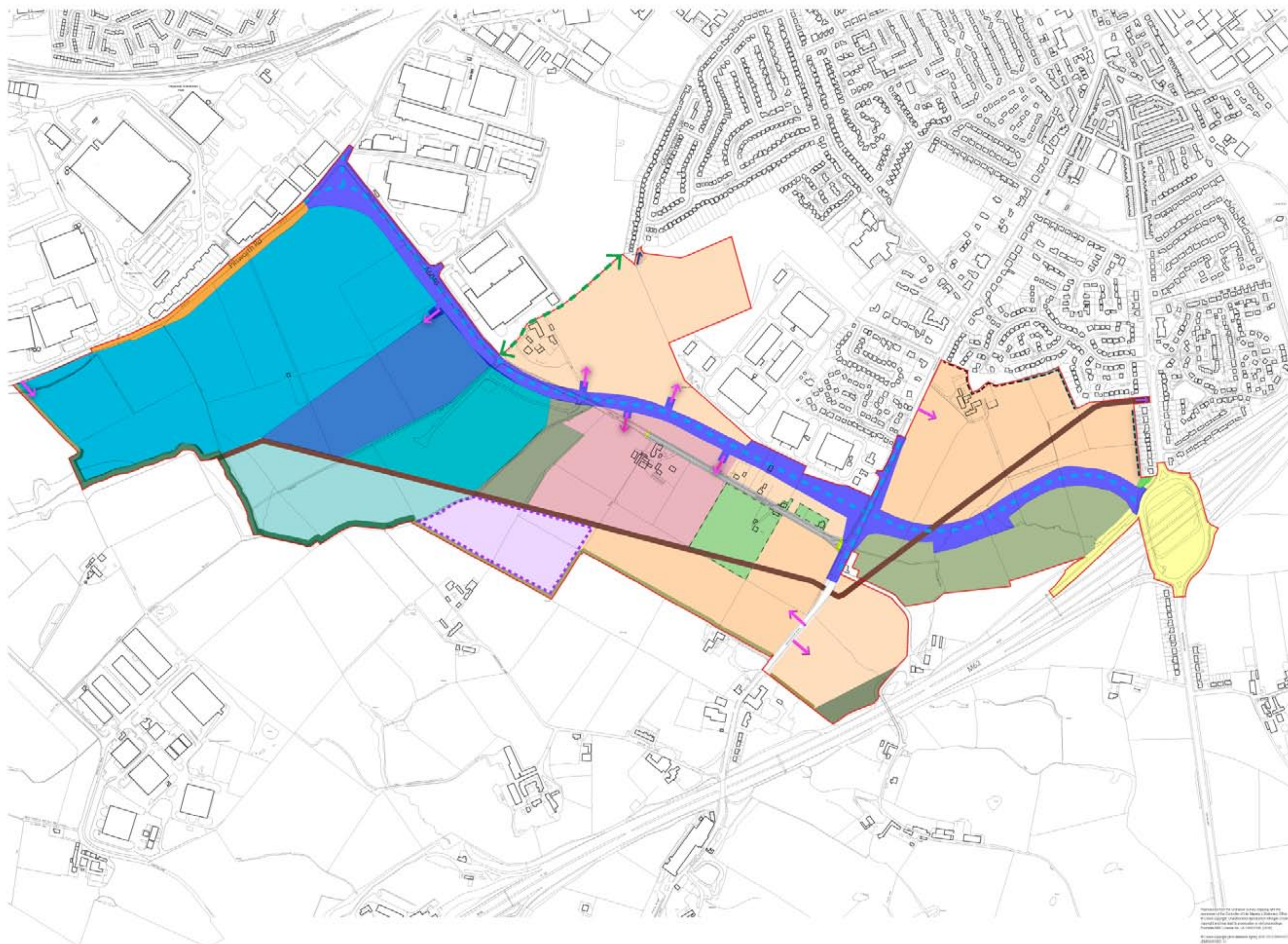
March 2024

Manchester Road, South Heywood

Kit Patrick Proof of Evidence

ANNEX 2: PLANS

Issue:3



Notes:

- This drawing is copyright.
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- This drawing is to be read in conjunction with all other relevant drawings.
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North Arrow / Map Plan

Application boundary

Residential uses (use class C3) including open space, landscape, SuDs & access and associated infrastructure (up to 3 storeys/ 12m above FFL)

Employment uses (use class B2/B8) including SuDs & access up to 23m in height to the parapet or top of eaves, whatever is the highest, above FFL

Employment uses (use class B2/B8) including SuDs & access up to 19m in height to the parapet or top of eaves, whatever is the highest, above FFL

Area for SuDs, ecology & landscaping

Area for SuDs, ecology, access & landscaping

Residential uses (class C3), local centre and proposed primary school including open space, SuDs, access and associated infrastructure including substations (up to 3 storeys/12m above FFL)

10-15m Landscape buffer zone

5-8m Landscape buffer zone along Greenbelt

Proposed Link Road and associated junction improvements - incorporating landscaping & noise mitigation - See detailed drawing GA Plan A1/2001/345

Landscape buffer zone at Junction 19

Road Works to Junction 19

Proposed road widening and improvements to Harehill Road

Gas Main Easement
Measured 6.1m either side from the gas main centre line. Landscape, plant/tree species and position of footpaths to be agreed with Cadent (formerly National Grid). Proposed vehicle access (at 90 degrees to the pipeline). No buildings or above ground apparatus/ structures.

Retained existing highway with new cul-de-sac where Harehill Road meets Manchester Road

Proposed access points into development parcels

Proposed links to footpaths/ cycle path

Proposed links to footpaths/ cycle path if permitted by Cadent (formerly National Grid)

Proposed sports pitches

Properties on Harehill Road. Retained existing uses

Rear gardens to be at least 15m in length where houses back on to existing houses

Max 2 storey housing along this edge (11m above FFL)

PROW improvements (widening and upgrade of the path)

Employment uses (use class B2/B8) including SuDs & access up to 17m in height to the parapet or top of eaves, whatever is the highest, above FFL

Employment uses (use class B2/B8) including SuDs & access up to 21m in height to the parapet or top of eaves, whatever is the highest, above FFL

Ref	Date	Revised Notes	By	For
1	10/11/15	Amendments from comments	BA	BA
2	10/11/15	Amendments from comments	BA	BA
3	10/11/15	Amendments from comments	BA	BA
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IBI Intelligence Buildings Infrastructure

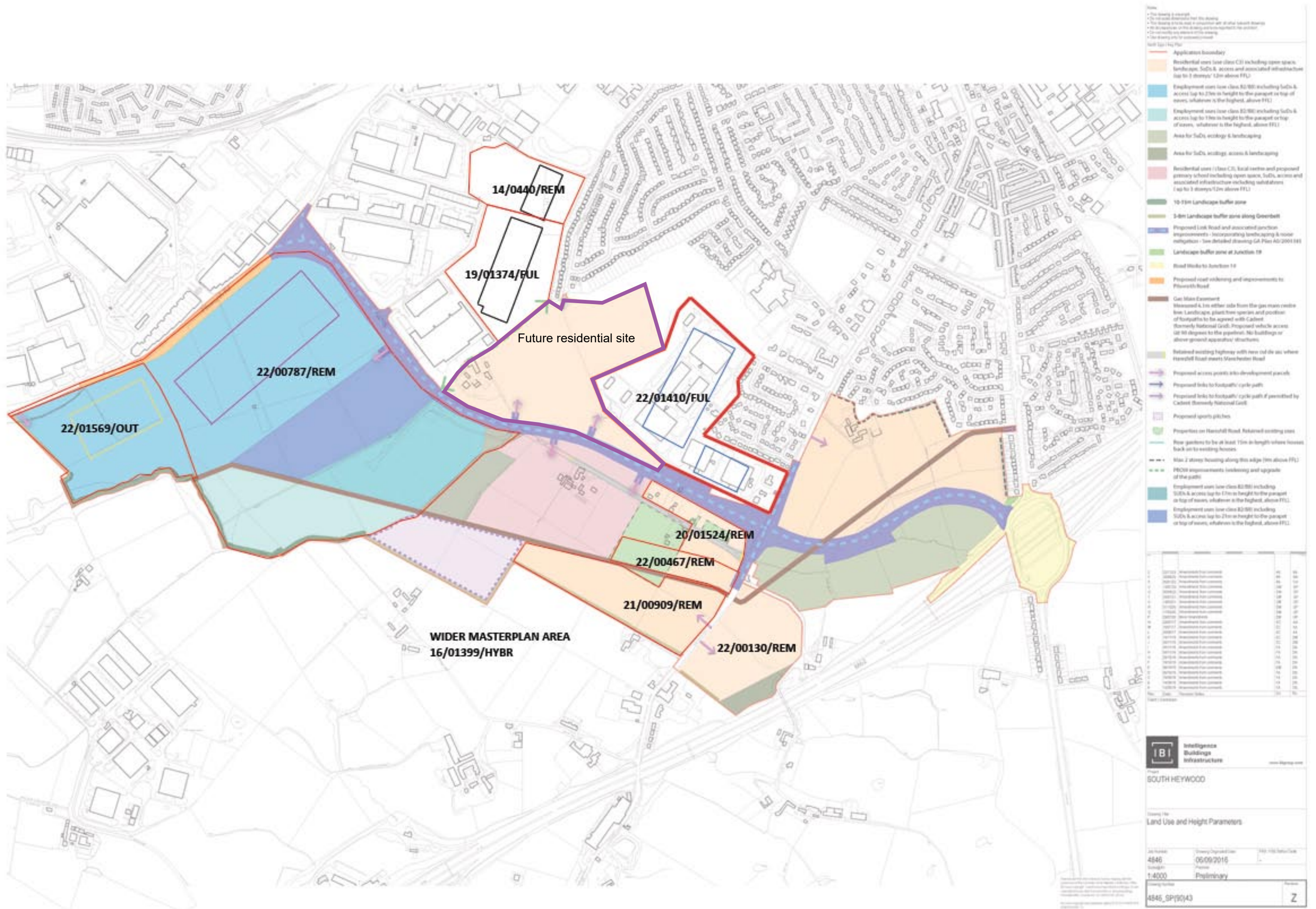
Project SOUTH HEYWOOD

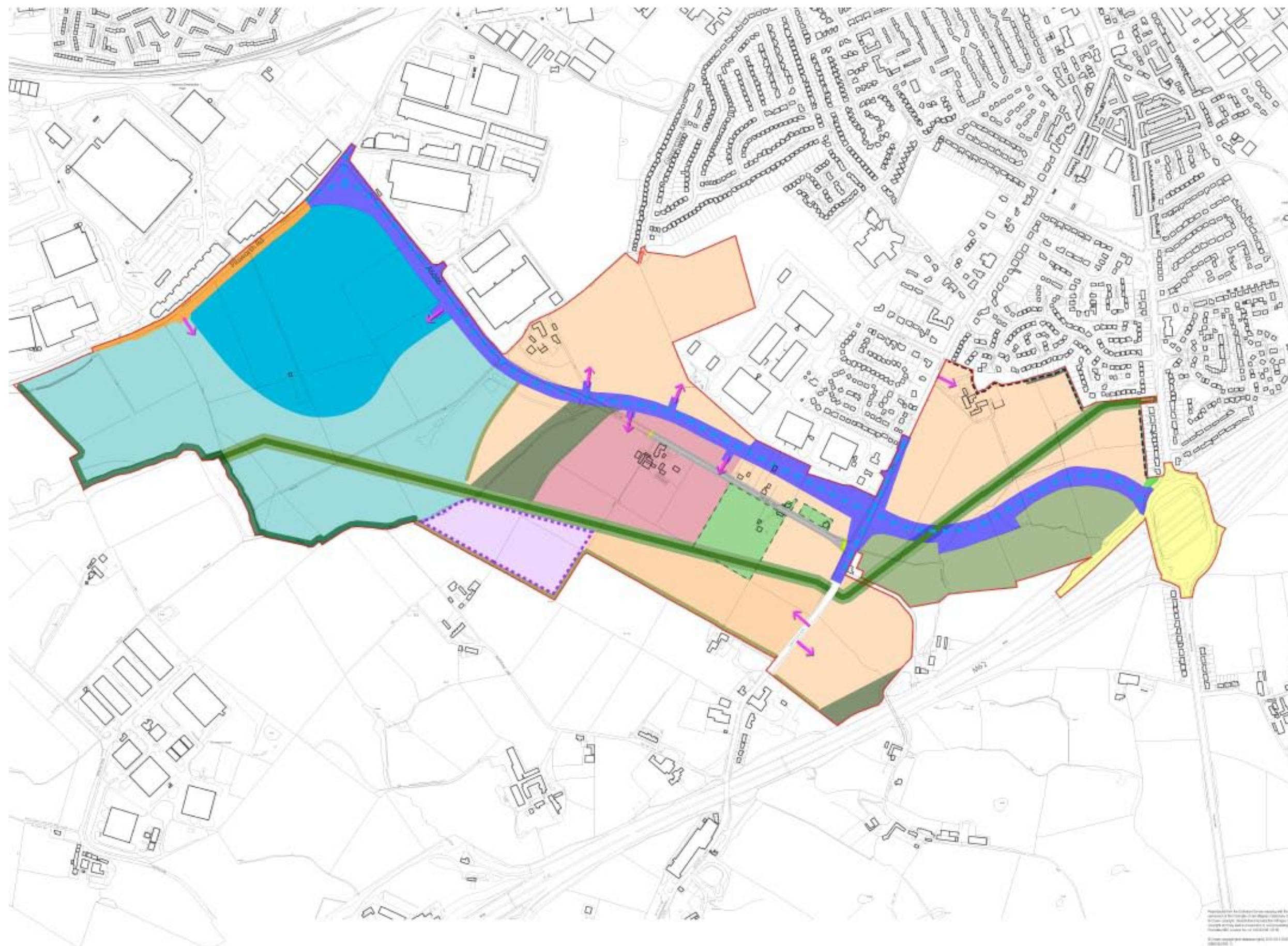
Drawing Title Land Use and Height Parameters

Job Number 4846 **Drawing Original Date 06/09/2016** **WMS 1110 Status Code**

Scale 1:4000 **Purpose Preliminary**

Drawing Number 4846_SP(90)43 **Revision Z**





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Legend:

- Application boundary
- Residential uses (use class C3) including open space, landscaping, SuDs & access and associated infrastructure (up to 3 storeys/ 12m above FFL)
- Employment uses (use class B2/ B8) including SuDs & access (up to 25m in height)
- Employment uses (use class B2/ B8) including SuDs & access (up to 20m in height)
- Area for SuDs, ecology & landscaping
- Area for SuDs, ecology, access & landscaping
- Residential uses (use class C3), local centre and proposed primary school including open space, SuDs, access and associated infrastructure (up to 5 storeys/ 12m above FFL)
- 10-15m Landscape buffer zone along Greenbelt
- 5-8m Landscape buffer zone at Junction 19
- 5-8m Landscape buffer zone along Greenbelt
- Proposed Link Road and associated junction improvements - incorporating landscaping & noise mitigation - See detailed drawing GA Plans ADP 2001346
- Landscape buffer zone at Junction 19
- Road Works to Junction 19
- Proposed road widening and improvements to Filworth Road
- Gas Main Easement: Measured 6.1m either side from the gas main centre line. Landscaping, plants/tree species and position of footpaths to be agreed with National Grid. Proposed vehicle access (at 90 degrees to the pipeline). No buildings or above ground apparatus/structures.
- Building Proximity Distance (BPD): Measured 15.5m either side from edge of gas main. Proposed residential roads, cycleways, footpaths, SuDs, landscaping and other associated infrastructure and sports/playing pitches permitted within BPD zone. No occupied housing or commercial buildings permitted within BPD zone or easement.
- Retained existing highway with new cut & de sec where Harehill Road meets Manchester Road
- Proposed access points into development parcels
- Proposed links to footpath/ cycle path
- Proposed sports pitches (incorporating SuDs/ landscaping)
- Properties on Harehill Road, retained existing uses
- Five gardens to be at least 13m in length when houses back on to existing houses
- Max 2 storey housing along this edge (above 8m FFL)

Ref	Date	Revision	By	Check	Appr
1	10/11/16	Issued for consultation	IBI	IBI	IBI
2	16/11/16	Issued for consultation	IBI	IBI	IBI
3	24/11/16	Issued for consultation	IBI	IBI	IBI
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IBI Intelligence Buildings Infrastructure

Project: SOUTH HEYWOOD

Drawing Title: Land Use and Height Parameters

ES Figure 5.1

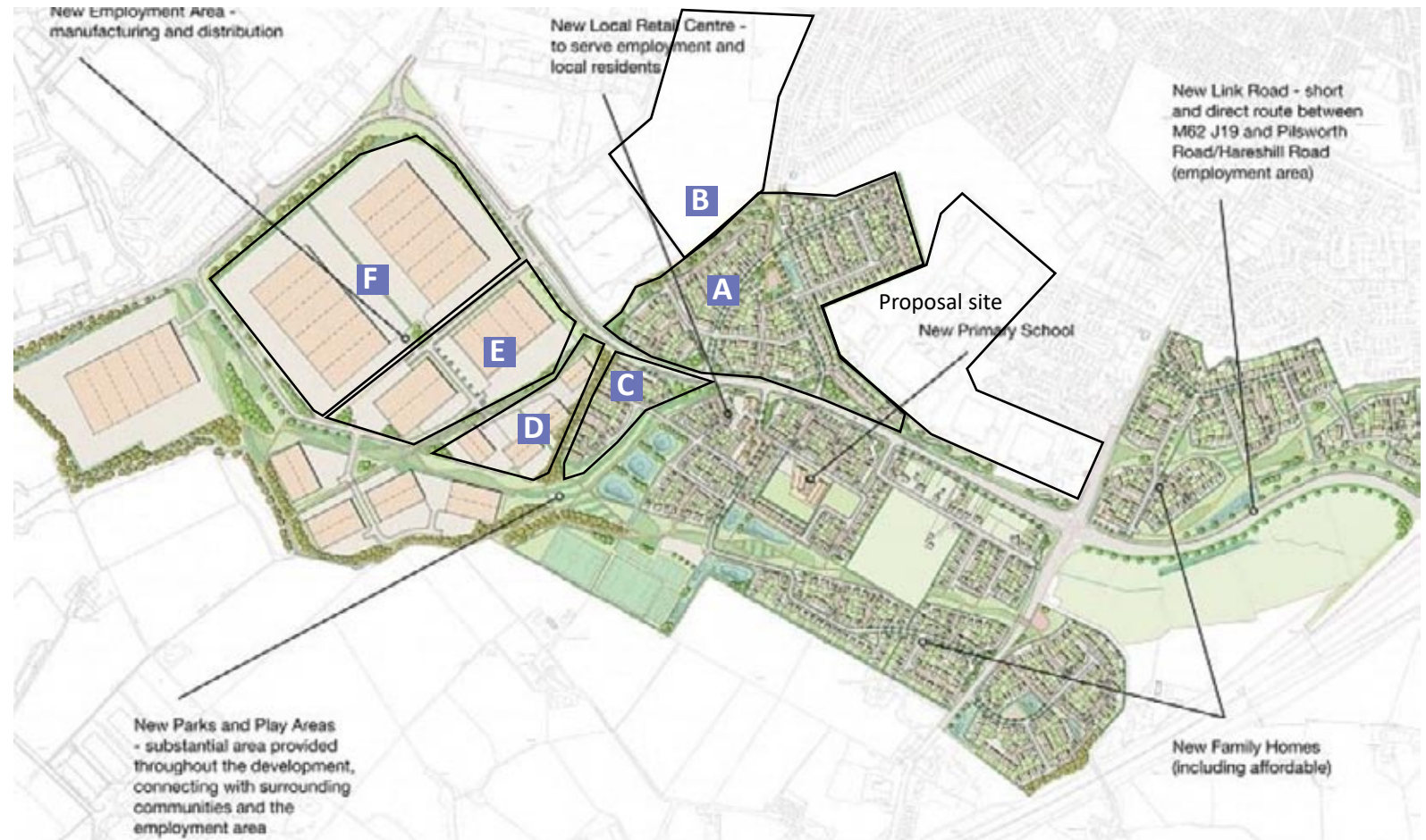
Job Number: 4846
Drawing Date: 06/09/2016
Drawing Title: Preliminary

Drawing Number: 4846_SP(90)43

Revision: K



4-1 Extract of Landscape and Ecology Framework Plan abstracted from the Landscape and Visual achapter of the Environmental Statement for the South Heywood Masterplan (Plannnign Ref 16/01399/HYBR). This drawing shows the design masterplan design intention at the time of the original planning application.



4-2 Masterplan illustrative layout; abstracted from Russell Homes website. This drawing shows the next stage development of the masterplan with principles broadly in line with the original applicaiton, although it is not a drawing which forms part of a planning application.. The main points of note are:

Area A is the adjacent land owned by an objector to the refused application.

Area B which are recently constructed large commercial units not identified on the original masterplan

Area C which is indicated as residential development and has been re-allocated as commerical land in the updated South Heywood Masteprlan (Ref Plan 1 of this appendix).

Areas D and E where the proposed commercial units are relatively small in scale, and would now appear to be intended as large scale units (see Plan 4-4 below)

Area F which are indicated as medium scale commercial units, but have been subsequently changed to large scale units.



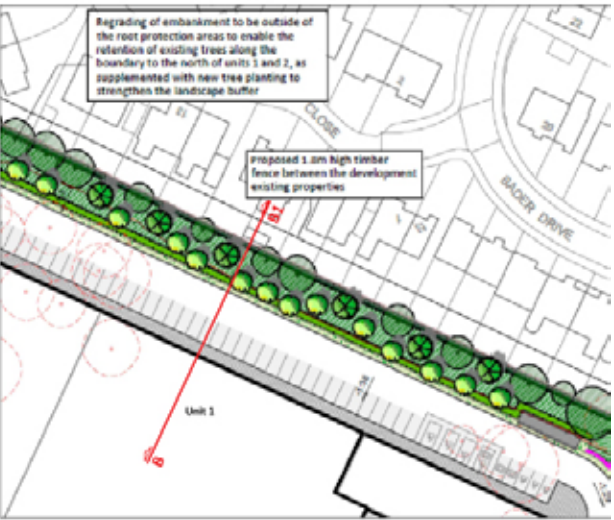
4-4 Illustrative new commercial development for HPARK; abstracted from Russell LDP website (Areas C,D,E and F of Plan 4-2 above)

4-3 Planning Application Ref:22/00787/REM Site Plan showing a single large unit in the place of 2 former smaller units (Area F of Plan 4-2 above)

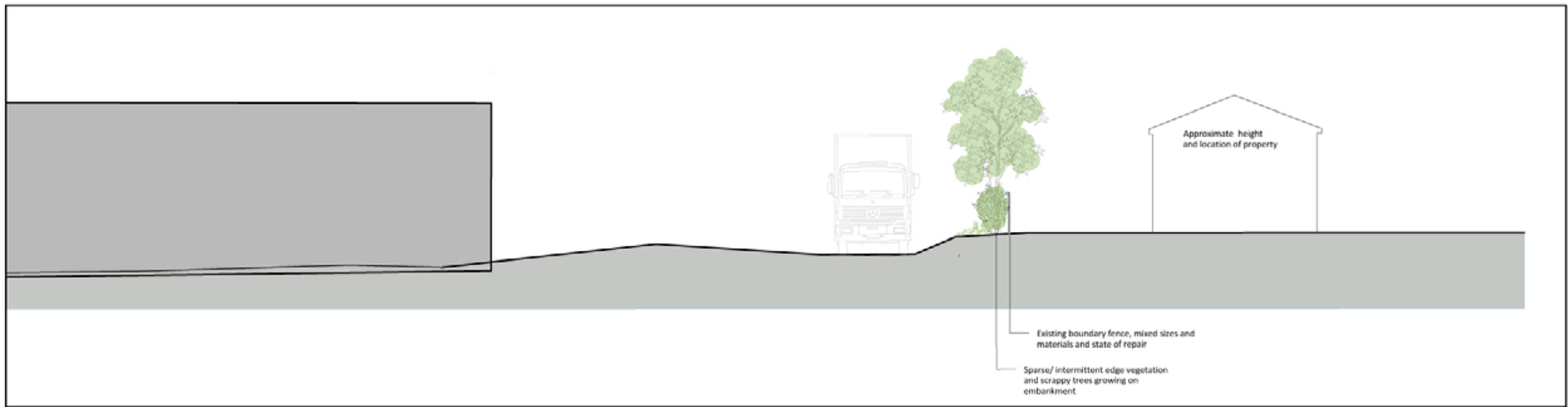
PHOTOGRAPH IN VICINITY OF SECTION LINE B-B1



EXTRACT OF LANDSCAPE MASTERPLAN DRAWING 4146-101 REV R



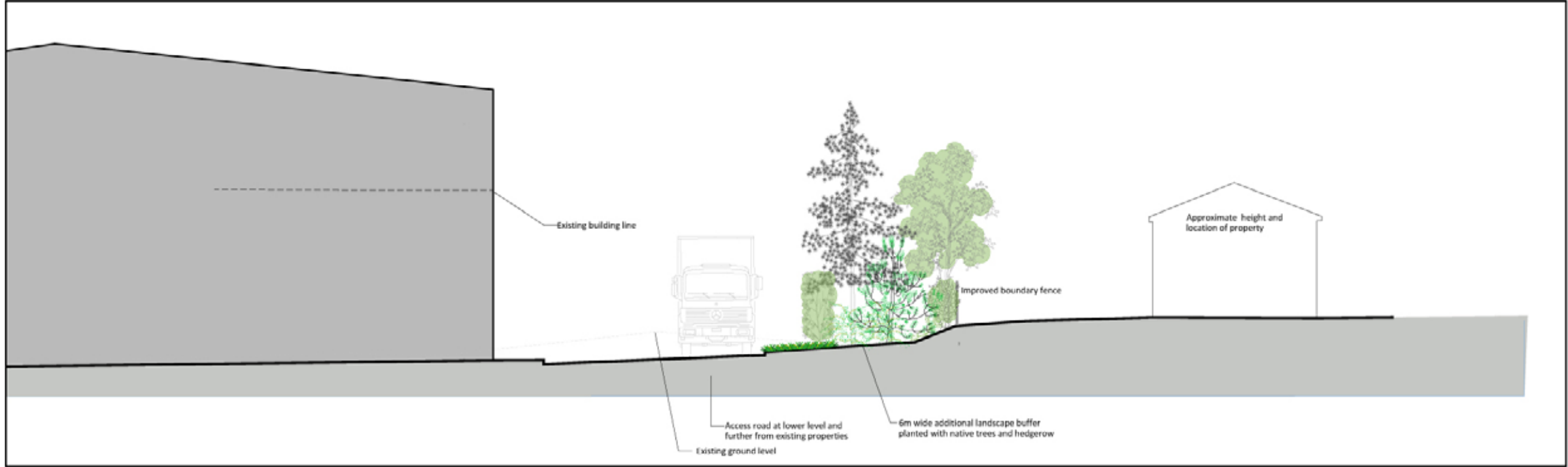
SECTION B-B1 EXISTING SITUATION Scale - 1:100 @ A1



SECTION LOCATION PLAN - NTS



SECTION B-B1 PROPOSED LAYOUT WITH LANDSCAPE MITIGATION INDICATED AT 10+ YEARS Scale - 1:100 @ A1



REVISION NOTES

Rev	By	Description	Date
B	kp	Base section updated	07/05/24
A	kp	Aligned with AS section	30/04/24

Client
Trammell Crow
Project
Manchester Road, South Heywood

Description
Landscape Section B-B1
Status
Planning

Scale @ A1
1:100
Job number
4146

Drawn
KP
Drawing number
307

Checked
KP
Date
April '24
Revision
Rev B

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tel: 0161 275 0000 fax: 0161 275 0001 email: info@tpmlandscap.co.uk