

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT TO EXISTING PLANNING PERMISSION

APPLICATION REFERENCE: 25/00333/ANM

Name and address for correspondence:	Applicant name:
Harry Spawton Newmark Gerald Eve LLP 1 Marsden Street Manchester M2 1HW United Kingdom	Trammell Crow Company Logistics (Heywood) Limited

Part 1 - Particulars of Application

Date of Application: 27 March 2025

Proposal:	Non-material amendment to the wording of planning condition 23 (background noise level) pursuant to planning permission 22/01410/FUL
Location:	Former Department Of Work And Pensions Dcs Distribution Centre, Manchester Road, Heywood, OL10 2PZ,

Part 2 Compliance with Conditions

It is **YOUR** responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that the revised details listed in Part I above have been approved as a non-material amendment to the existing planning permission.

The Council hereby GRANTS the above development in accordance with the revised details as stated on the application form subject to the following conditions and reasons:

Conditions and Reasons:

- 1 This permission relates to the following plans and documents:

Site Location Plan 21157 - ASA - 00 - ZZ.ZZ - D - A - 0001_ (S3 - P1)
Waterman Report, titled "Report to support the Non-Material Amendment of Condition 23 of Planning Permission 22/01410/FUL in relation to Noise" ref: 20647106-WAT-XX-XX-RP-N-710001_S5_03 dated March 2025.

The development shall be carried out in accordance with the approved plans and documents.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 2 In substitute of condition 23 of planning permission 22/01410/FUL, the rating level (LAr,Tr) of noise generated by the operation of the development hereby permitted shall not exceed the most recently approved background sound levels which shall be taken as:

(a) 45dB(A) LAr,1hr between 07:00 and 23:00 and 42dB(A) LAr,15 mins between 23:00 and 07:00, when measured within Oldbury Close, Bader Drive, Whitehouse Close and along the northwest facing boundary of the site; and

(b) 52dB(A) LAr,1hr between 07:00 and 23:00 and 48dB(A) LAr,15 mins between 23:00 and 07:00 when measured along the south and southwest facing boundaries of the site.

(c) 2dB above the most recently approved background sound level (LA,Tr = LA90 +2dB) when measured at the site's boundary with the North of Harehills Road Phase of the South Heywood Masterplan.

All measurements shall be completed in line with BS4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound (or equivalent British Standard if replaced).

Reason: To safeguard the amenity of surrounding existing and future residents in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Date Decision Issued 12 June 2025

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

THIS DECISION NOTICE SHOULD BE READ IN CONJUNCTION WITH THAT OF THE PARENT PLANNING PERMISSION THE CONDITIONS OF WHICH APPLY TO THE PROPOSAL AS AMENDED.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: [Fees for Planning Applications in England](#)

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms. Please contact Environmental.Management@rochdale.gov.uk for a quotation for your development.