

Our Ref: 04B813157/RS/LS

Your Ref: 16/01399/HYBR

27 January 2023

Ryan Grant
Planning & Development
Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street,
Rochdale
OL16 1XU

Dear Ryan,

NON-MATERIAL AMENDMENT TO PLANNING REFERENCE 16/01399/HYBR – LAND BOUND BY MANCHESTER ROAD, HARESHILL ROAD AND PILSWORTH ROAD, SOUTH HEYWOOD, TO AMEND THE WORDING OF CONDITION 11 AND 13.

On behalf of our client Russell Homes (UK) Ltd, please find enclosed an application for a non-material amendment ('NMA'), to planning permission ref: 16/01399/HYBR, as amended. This NMA is submitted under Section 96A of the Town and Country Planning Act 1990.

Background

Hybrid planning permission ref. 16/01399/HYBR provides approval for the South Heywood Masterplan scheme on land bound by Manchester Road, Hareshill Road and Pilsworth Road, west of Junction 19 of the M62 in Rochdale. The approved description of development is as follows:

"Part full/part outline planning application for the development of land at South Heywood, including the demolition of a number of existing on-site buildings and structures. Full consent sought for the construction of a new link road between Junction 19 of the M62 and Pilsworth Road, the widening of part of Pilsworth Road, together with associated junction improvements, landscaping, lighting and other works including the importation of material and engineering works in order to construct the link road. Outline consent (with all matters reserved for future approval except access) sought for a major mixed-use development comprising supporting residential uses comprising up to 1000 dwellings (Class C3); employment uses (Classes B2/B8) comprising up to 135,460m² Gross Internal Area(GIA); a new primary school (Class D1); Class A1/A2/A3/A5 uses comprising up to 2500m² GIA which includes no more than 499m² of A1 uses; together with associated landscaping, open space and sports pitches, drainage, ecological

enhancements, cycleway and footpath linkages, infrastructure and other works ancillary thereto. (Application accompanied by an Environmental Statement)”

Proposed Amendment to Condition 11 and 13

This non-material amendment application seeks to amend Condition 11 & Condition 13, by referring to the updated Parameters, Dwg Ref: 4846_SP(90)43 Rev X, as set out below:

No.	Current Wording	Proposed Wording
11	The development and all reserved matters applications shall accord with the following approved plan and parameters: Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev V	The development and all reserved matters applications shall accord with the following approved plan and parameters: Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev X
13	Prior to the submission of any reserved matters application, a detailed and comprehensive Phasing Plan and Programme for the development, presenting its holistic delivery, shall be submitted to and approved in writing by the local planning authority. The submitted details shall indicate the extent of each phase, the sequence of development, the approximate number of units proposed within each phase and the associated timetable of works, and shall broadly accord with the development layout indicated in the Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev V and the approved Design Code framework. The Phasing Plan and Programme will be updated and resubmitted with each subsequent reserved matters application. The development shall then be constructed in accordance with the approved Phasing Plan and Programme.	Prior to the submission of any reserved matters application, a detailed and comprehensive Phasing Plan and Programme for the development, presenting its holistic delivery, shall be submitted to and approved in writing by the local planning authority. The submitted details shall indicate the extent of each phase, the sequence of development, the approximate number of units proposed within each phase and the associated timetable of works, and shall broadly accord with the development layout indicated in the Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev X and the approved Design Code framework. The Phasing Plan and Programme will be updated and resubmitted with each subsequent reserved matters application. The development shall then be constructed in accordance with the approved Phasing Plan and Programme.

The proposed changes to the approved Parameters Plan are summarised below:

- increasing the total area of Local Centre provision, outlined in pink shading below;
- decreasing the total area of the Commercial Use, outlined in teal shading below;
- amendment to the Local Centre description in the legend to include Substations; and
- repositioning of the areas for SuDs, ecology and landscaping, outlines in green below.



Extract from Approved Parameter Plan Rev. V



Extract from Proposed Parameters Plan Rev. X

The proposed change is required to allow the delivery of a new substation, which will not only serve the future local centre proposals but also the wider development needs. Following ongoing discussions with Electricity North West Limited, the optimal location for the substation has been agreed to be the land to the west of the existing Local Centre area and as such the proposed change is sort.

It is noted, that whilst the proposed change results in an increase and decrease in the total area of local centre and employment uses respectively, it will not result in any change to the overall quantum of floorspace that is delivered through the approved Hybrid application.

In addition, it is noted that the same net area of SuDs, ecology and landscaping (area shaded in dark green), is to be provided and therefore there is no change in the biodiversity position of the scheme due to these amendments. This is confirmed within the enclosed letter, prepared by ecologists Collington Winter, which states that the small deviation in location of areas will have no impact on the ability of the scheme to continue to provide the significant ecological benefits. The changes are therefore considered to have no detrimental effects on the biodiversity net gain calculations or SuDS provisions overall.

This matter has been discussed with the Local Planning Authority, who have confirmed that they would support this change and are happy for it to be dealt with as a non-material amendment.

In summary, the proposed changes to the Parameters Plan, with regards to increasing the overall provision of the Local Centre, and the inclusion of the substation description is considered acceptable.

Submitted Documentation

In addition to this covering letter, the application comprises the following documents:

- Completed application forms;
- Ecological Statement, dated 23rd January 2023 and prepared by Collington Winter; and
- Updated Land Use and Height Parameters Plan (drawing no. 4846_SP(90)43 Rev X).

The planning application fee has been calculated as £266.20 (including £32.20 service charge) and this amount has been paid via BACS to the Planning Portal (ref: PP-11880116). I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please do not hesitate to contact me.

Yours sincerely,



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For and on behalf of Avison Young (UK) Limited