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Our Ref: 0355
Your Ref: PP-13295321

Submitted via the Planning Portal (Ref: PP-13295321)

Date: 20th December 2024

Dear Ryan,

Reserved Matters Application for Enabling Works – Land Bound By Manchester Road, Hareshill Road & Pilsworth Road West of Junction 19 of the M62 (Land South of Queen Elizabeth II Way)

On behalf of our Client, Russells South Heywood (Residential) Limited ("RSHL"), please find enclosed an application for Reserved Matters ("RMA") for enabling works to prepare the above Site for the installation of a primary substation (which would be subject to a separate planning application) for Energy North West ("ENW"), pursuant to the Hybrid Planning Permission (LPA Reference: 16/01399/HYBR) ("Hybrid Permission").

The application submission comprises:

- Completed Application Form;
- This Covering Letter;
- Site Location Plan and Supporting Plans, prepared by WSP;
- Illustrative Phasing Plan, prepared by Arcadis; and
- Drainage Note, prepared by WSP.

Background

The Hybrid Permission was granted in March 2016 by Rochdale Borough Council ("RBC / The Council") 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”.

The Site

A primary substation is proposed to be located on the land south of the recently constructed Queen Elizabeth II Way which is covered under the Outline Element of the Hybrid Permission.

The Site lies to the central western area of the Masterplan in an area designated for SUDs, ecology, access and landscaping on the approved Land Use and Parameters Plan (Drawing Reference: 4846_SP(90)43 Rev Z).

Proposed Development

The Client has agreed a contract with ENW for them to install a primary substation on the land which will service the wider South Heywood development and facilitate the future delivery of the remaining development plots. In preparation for the installation of the primary substation, enabling works are required to be undertaken which would comprise of the following key elements:

- Bulk earthworks cut and fill;
- Removal of excess or unsuitable materials;
- Diversion of 750mm surface water drain, and grubbing out of existing drain; and
- Culverting of a section of open watercourse and replacement of existing section of culvert;

The above works are visualised within the Proposed Site Plan (Drawing Ref: SOHW-WSP-PSS-ENAB-DR-D-0 Rev P13). Please note that details of the primary substation and its location have been provided indicatively on this plan and would be subject to a separate planning application. For clarity this RMA is in relation to the enabling works to facilitate development only.

Planning Assessment and Accordance with the Hybrid Permission

The scope of information to be submitted has been prior agreed with the Council as part of pre-application discussions.

In accordance with the Hybrid Permission, the following information is provided with the RMA to formally discharge the following conditions attached to Outline element:

Condition	Description	Supporting Information/ Assessment
Conditions requiring formal discharge		
13	Phasing Plan	An updated Illustrative Phasing Plan (Drawing Ref: SP(90)119 / J) has been prepared by Arcadis and is submitted with this application. This details the intended timing and programming for the enabling works which is under 'Primary Sub Station'. The works will be undertaken in accordance with this Plan.

14	Finished Floor Levels	Given the nature of the proposed development in that it only relates to enabling works, this condition does not require formal discharge. However, existing and proposed ground levels have been specified on the Existing Contours Plan (Drawing Ref: SOHW-WSP-PSS-ENAB-DR-D-0 Rev P01) and Proposed Contours Plan (Drawing Ref: SOHW-WSP-PSS-ENAB-DR-D-0 Rev P04) which is submitted with this application.
18	Drainage Strategy	A Drainage Strategy, prepared by WSP, is submitted with this application. The Strategy has been prepared in consultation with both the Council and the Lead Local Flood Authority who confirm that there is no objection in principle to the proposed modifications as outlined within the Proposed Site Plan (Drawing Ref: SOHW-WSP-PSS-ENAB-DR-D-0 Rev P13).
35	Crime Impact Statement	Given the nature of the proposed development in that it only relates to enabling works, it has been agreed through pre-application discussions that this condition does not require formal discharge.

Summary and Conclusion

On behalf of our Client, this RMA is for enabling works on the land south of Queen Elizabeth II Way ahead of the proposed installation of a primary substation which will be coming forward under a separate application.

The RMA has been formally submitted online via the Planning Portal (Ref: PP-13295321) and the requisite fee of £ 2,121 (inc. service charge) will be made online to the Portal.

We trust that the information is acceptable and that the application is dealt with favourably. Should you have any questions regarding this application, please do not hesitate to contact me.

Yours Sincerely



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For and on behalf of Asteer Planning LLP

Encs. Planning Application Submission