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FAO Ryan Grant

14 March 2023

Our ref: HSP/JGI/JFAR/U0019315

Your ref: 22/01410/FUL

Dear Ryan,

The Town and Country Planning Act 1990 (as amended)

Submission of Revised Documents to Application Ref: 22/01410/FUL at Heywood Stores, Manchester Road, Heywood, OL10 2QR

On behalf of our client, Trammell Crow Company Logistics (Heywood) Ltd ("the Applicant"), please find enclosed a revised package of documents in support of application ref: 22/01410/FUL for the redevelopment of Heywood Stores, Manchester Road, Heywood, OL10 2QR.

Background

Gerald Eve LLP ("Gerald Eve") submitted the full application to Rochdale Borough Council ("the Council") on behalf of the Applicant in October 2022, with the description of development as follows:

"Redevelopment of the site comprising the demolition of all existing units and erection of new storage and distribution units (Use Class B8) with ancillary office space, vehicular, pedestrian and cycle access, external yards, parking, landscaping and associated works."

Following submission of the application, a revised package of application documents was submitted on 26 January 2023 to reflect minor amendments to the scheme, which included, inter alia, changes to the internal layout and revisions to the planting design.

Since this submission in January, the Applicant has continued to engage in extensive discussions with you during regular project meetings, during which matters relating to building heights, overlooking, scale and landscaping have been discussed. We note that your concerns regarding these matters were captured in your email to the Applicant dated 22 February 2023.

Following receipt of your comments, the Applicant has made several substantial changes to the scheme to address the points raised and we have now reached an agreed position with regards to Units 1 and 2 and agreement with respect to views from the north, east and west of Unit 3. This agreed position is based on the following amendments to the scheme that have been shared with you over a series of meetings:

- Reducing the height of Unit 3 by a total of 3.5m;
- Reducing the length of Unit 3 by 8m to the south, allowing for an increased landscape buffer and separation to the future residential units;
- Providing a landscaped bund alongside additional landscaping to the south of Unit 3;
- Retention of existing landscaping to the north of Units 1 and 2, with additional landscaping added; and
- Additional landscaping to the east of Unit 3.

Notwithstanding the above amendments, we note that you still have concerns with regards to the visual impact of Unit 3 on the proposed residential development to the south of the scheme, which forms part of the wider South Heywood Masterplan area. We wish to stress that this area has outline planning permission only and no detailed plans for residential development have been submitted. Whilst the parameters for the masterplan permits residential development in this area, the Applicant is dealing in hypotheticals of what may or may not come forward, and which may or may not be implemented or completed.

Nevertheless, in order to try and reach an agreed position with you in respect to perceived impacts to the south of Unit 3, the Applicant is proposing the following further amendments to the scheme:

- A reduction in building length to the south by an additional 5.05m (so a total of 13.05m from the original scheme). As a result, Unit 3 is now set further back than the existing units on site and achieves a separation distance of 47m to the nearest future residential property to the south;
- Increasing the bunding width and height, which allows for additional landscaping to be incorporated;
- Increasing the width of the unit by 2m to the west in order to balance the floorspace of the scheme; and
- Altering the unit's orientation by 1 degree, which moves the unit further away from the pinch point on the western boundary.

It is our firm view that the proposal now before you addresses all your concerns previously raised. This is evidenced by the range of supporting technical information, including the Landscape and Visual Impact Assessment and Daylight and Sunlight Statement.

Revised Documents

To reflect the above amendments, a revised package of drawings and technical reports have been submitted, as shown in the list below:

Drawings prepared by Ashton Smith:

- Proposed Site Plan (ref: 21157-ASA-00-ZZZZ-D-A-0003-P12)
- Existing and Proposed Site Sections 1 of 2 (ref: 21157-ASA-00-ZZ.ZZ-D-A-0004_P10)
- Existing and Proposed Site Sections 2 of 2 (ref: 21157-ASA-00-ZZZZ-D-A-0005_P11)
- Proposed Ground Floor Plan Unit 3 (ref: 21157-ASA-00-ZZ.GF-D-A-0020_P4)
- Proposed First Floor Plan Unit 3 (ref: 21157-ASA-00-ZZ.01-D-A-0021_P4)
- Proposed Second Floor Plan Unit 3 (ref: 21157-ASA-00-ZZ.02-D-A-0022_P4)
- Proposed Third Floor Plan Unit 3 (ref: 21157-ASA-00-ZZ.03-D-A-0023_P4)
- Proposed Roof Plan Unit 3 (ref: 21157-ASA-00-ZZ.RT-D-A-0024_P5)
- Proposed Building Elevations Unit 3 (ref: 21157-ASA-00-EL.ZZ-D-A-0025_P7)
- Proposed Building Sections Unit 3 (ref: 21157-ASA-00-ZZ.ZZ-D-A-0026_P5)
- Proposed Fencing (ref: 21157-ASA-00-EX.00-D-A-0030_P7)
- Proposed Cycle Shelter Details (ref: 21157-ASA-00-EX.00-D-A-0032_P2)
- Proposed Bin Store Details (ref: 21157-ASA-00-EX.00-D-A-0033_P2)
- Proposed Battery Energy Storage Containers (ref: 21157-ASA-00-EX.00-D-A-0034_P2)

Drawings prepared by TPM Landscape:

- Landscape Masterplan (ref. 4146-101N)
- Planting Plan (1 of 8) (ref. 4146-201F)
- Planting Plan (2 of 8) (ref. 4146-202F)
- Planting Plan (3 of 8) (ref. 4146-203F)
- Planting Plan (4 of 8) (ref. 4146-204F)
- Planting Plan (5 of 8) (ref. 4146-205F)
- Planting Plan (6 of 8) (ref. 4146-206F)
- Planting Plan (7 of 8) (ref. 4146-207F)
- Planting Plan (8 of 8) (ref. 4146-20F)

Drawings prepared by Burrows Graham:

- Proposed Levels (ref. 21194-BGL-XX-XX-DR-C-00200-P20)
- Earthworks Volumes (ref. 21194-BGL-XX-XX-DR-S-00201 P14)

Documents

- Air Quality Assessment (Version 4.0)
- Arboricultural Implications Assessment (inc. tree survey)
- Daylight and Sunlight Statement (March 2023)
- Design and Access Statement (March 2023)
- Ecological Statement inc. Protected Species Surveys (Version 02B)
- Energy and Climate Change Adaptation Statement (Revision 05)
- Flood Risk Assessment and Drainage Strategy (Version P06)
- Lighting Assessment (Revision 05)
- Landscape Visual Assessment (Revision B)

- Noise Impact Assessment (Version P09)
- Socio-Economic Assessment (March 2023)
- Transport Statement (Version P05)
- Framework Travel Plan (Version P04)

Summary

Over the course of the past few months, the Applicant has worked extensively with you to try and reach an agreed position on the proposed redevelopment of the site. This has involved making a number of substantial changes which have required a significant amount of time and work from the whole project team. We are now firmly of the position that the revised scheme addresses all of the concerns previously raised and we look forward to continuing our discussions with you and hopefully receiving your positive feedback on the revised proposals.

Yours sincerely,



Harry Spawton

Partner

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