

Nick Brookman
Rochdale Borough Council
Floor 3
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Our Ref: 0355
Your Ref: PP-13774077

Submitted via the Planning Portal (Ref: PP-13774077)

Date: 17th March 2025

Dear Nick,

Application to Discharge Conditions pursuant to Hybrid Permission (LPA Ref: 16/01399/HYBR) – 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 the discharge of conditions pursuant to the Hybrid Planning Permission (LPA Reference: 16/01399/HYBR) ("Hybrid Permission").

This application follows on from a Reserved Matters Application ("RMA") submitted to the Council on 20th December 2024 (LPA Ref: 25/00014/REM) for enabling works to prepare the Site for the installation of a primary substation (which is subject to a separate application LPA Ref: 24/01250/REM) for Energy North West ("ENW"), pursuant to the Hybrid Planning Permission.

The application submission comprises:

- Completed Application Form;
- This Covering Letter;
- Interpretative Ground Investigation Report;
- Drainage Technical Note;
- Construction Method Statement ("CMS");
- Construction Traffic Management Plan ("CTMP");
- Construction Environmental Management Plan ("CEMP"); and
- Landscape and Habitat Creation and Management Plan ("LHCMP").

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”.

An RMA was submitted to the Council on 20th December 2024 (LPA Ref: 25/00014/REM) for enabling works to prepare the Site for the installation of a primary substation (which is subject to a separate planning application submitted to the Council).

This application is made to discharge all the relevant pre-commencement conditions so that enabling works can start on the Site.

Planning Assessment and Accordance with the Hybrid Permission

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

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

Condition	Description	Supporting Information/ Assessment
Conditions requiring formal discharge		
15	Site Investigation	An Interpretative Ground Investigation Report has been prepared by WSP and submitted with this application. This report provides the finding of the Site Investigation and sets out recommendations in Section 9 of the Report, which would be adhered to when undertaking the enabling works. This is in line with the requirements of Condition 15.
16	Site Investigations – Coal	As identified within the Interpretative Ground Investigation Report, the Site is within a Coal Mining Reporting Area as defined by the Coal Authority; however, the site is not within a Development High Risk Area. A Consultant Coal Mining Report was obtained for the Site which indicates the following: • No past underground mining is recorded; • No probable unrecorded shallow workings are recorded; • No mine entries are recorded within 100 m of the Site; • No coal outcrops are recorded; and • No opencast mines are recorded within 500 m of the Site. Furthermore, the Groundsure report and historical mapping do not indicate any evidence of any non-coal mining activity on site or in proximity to the site. Therefore, this condition is not applicable in this instance.

17	Archaeology	There is no archaeological interest in this part of the Site as evidenced in the submitted Archaeology Assessment Report with the Hybrid Permission. This position has also been agreed by Greater Manchester Archaeological Advisory Service ("GMAAS"). Therefore, there condition is not applicable.
19	Connections to Foul Sewer	Given the nature of the proposed development in that it only relates to enabling works, this condition is not applicable.
20	Surface Water Drainage Strategy	A Drainage Technical Note has been prepared by WSP and submitted with this application. This sets out the existing situation on the Site in relation to Highways Drainage and the Watercourse and the strategy to support the enabling works on the Site. This is in line with the requirements of Condition 20.
21	Construction Method Statement ("CMS")	A CMS has been prepared by the Applicant and submitted with this application which sets out project specifics relating to the following: • Construction Programmes and Sequencing • Waste and Recycling • Transport Management and Site Logistics • Pedestrian and Vehicular Access • Underground Services • Noise • Vibration • Air Quality and Odour Control This is in line with the requirements of Condition 21.
22	Construction Traffic Management Plan ("CTMP")	A CTMP, prepared by the Applicant is submitted with this application to meet the objectives of: • Minimising the generation of construction traffic where possible; • Managing the operational impact of such vehicle movements on the immediate local highway network; • Identifying key routes for delivery vehicles which avoid sensitive locations and restricts heavy goods traffic to appropriate strategic highway links; • Ensuring site safety; • Managing staff travel demand and supporting initiatives to encourage staff to take alternative modes of transport to the car. This is in line with the requirements of Condition 22.
23	Construction Environmental Management Plan ("CEMP")	A CEMP has been prepared by Collington Winter Environmental and submitted with this application. This sets out the following: • Identification of "biodiversity protection zones"; • Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during; • construction (may be provided as a set of method statements); • The location and timing of sensitive works to avoid harm to biodiversity features;

		• The times during construction when specialist ecologists may need to be present on site to oversee works; • Responsible persons and lines of communication; and • Use of protective fences, exclusion barriers and warning signs. This is in line with the requirements of Condition 23.
25	Landscape and Habitat Creation and Management Plan ("LHCMP")	A LHCMP has been prepared by Collington Winter Environmental which includes the Landscape Management Plan prepared by DAC Landscape Architecture Ltd to support the development of the primary substation (including the enabling works). The report provides a structured maintenance and management plan for a five-year period post installation along with key long term objectives. It is expected that this document will form the basis of future management operations beyond the five-year period. This Plan is in line with the requirements of Condition 25.
28	Water Main Protection	The Site is not in the vicinity of the UU water main and as such this condition is not applicable in this instance.

Summary and Conclusion

This application has been formally submitted online via the Planning Portal (Ref: PP- PP- 13774077) and the requisite fee of £215 (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



Aira Temporal
Senior Planner

Aira.temporal@asteerplanning.com

For and on behalf of Asteer Planning LLP