

Planning & Development Management
Rochdale Borough Council
Number One Riverside Smith Street
Rochdale
OL16 1XU

9th August 2024

Dear Sir, Madam

OUTLINE PLANNING APPLICATION FOR THE DEVELOPMENT OF AND WITHIN USE CLASSES E(G)(III)(INDUSTRIAL PROCESSES), B2 (GENERAL INDUSTRIAL), B8 (STORAGE AND DISTRIBUTION) AND REMOVAL OF EXISTING STRUCTURES AND HARD STANDING AND ASSOCIATED WORKS. ALL MATTERS RESERVED FOR SUBSEQUENT APPROVAL.

**PLOT H4, HEYWOOD DISTRIBUTION PARK, HEYWOOD, ROCHDALE
APPLICATION ON BEHALF OF INDURENT MANAGEMENT LTD**

Planning Prospects Ltd have been instructed by Indurent Management Ltd to submit a planning application to Rochdale Borough Council in relation to Plot H4 of Heywood Distribution Park in Heywood, Rochdale. The application seeks outline planning permission for the development of the Site within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) together with the removal of existing structures and hard standing and associated work. All matters are reserved for subsequent approval.

The planning application has been submitted via the Planning Portal, under reference **PP-13188124**. The application is supported by a suite of drawings and reports which are listed in the schedule provided at Appendix A. The planning application fee of £30,685.00 for an outline planning application (all matters reserved) has been paid via the Planning Portal.

I trust the application is complete and you are able to register and acknowledge it. Should you require any further information or clarification, then please contact me. In any event, I would be grateful if you could contact me to discuss early progress with the application's determination.

Yours faithfully

M Stibbs

**Mairead Stibbs, MRTPI – Associate Director
For and on behalf of Planning Prospects Ltd**

Enc

Appendix A

H4, Heywood Distribution Park, Rochdale – Outline Planning Application

Drawings & Documents Schedule vF

Document	Author	Reference	Revision
Application Form, Certificates, Notices (as required)	PPL	-	-
Covering Letter	PPL	-	-
Plans			
Site Location Plan	UMC	23103 - UMC - XXXX - SI - DR - A 0507	P03
Existing Site Plan	UMC	23103 - UMC - XXXX - SI - DR - A 0508	P03
Parameters Plan	UMC	23103 - UMC - ZZZZ - SI - DR - A 0648	P07
Illustrative Site Plan – 2 Units	UMC	23103 - UMC - ZZZZ - SI - DR - A 0651	P03
Illustrative Site Plan – 1 Unit	UMC	23103 - UMC - ZZZZ - SI - DR - A 0652	P04
Illustrative Site Plan – 1 Unit – Option 2	UMC	23103 - UMC - ZZZZ - SI - DR - A 0656	P04
Indicative Site Section	UMC	23103 - UMC - ZZZZ - SI - DR - A 0660	P03
Documents			
Design & Access Statement	UMC	23103	P05
Visualisations Study	FPCR	June 2024	-
Planning Statement (including Pre-Application Engagement Statement)	PPL	July 2024	vF
Transport Assessment	PJA	07290 R-01	B
Travel Plan	PJA	07290 R-03	B
Ecological Impact Assessment	FPCR	June 2024	C
Biodiversity Net Gain Report	FPCR	July 2024	A
Biodiversity Net Gain Metric *	FPCR	-	-
Arboricultural Assessment	FPCR	June 2024	A
Outline Energy and Sustainability Strategy	MBA	June 2024	P3
BREEAM UK New Construction Pre-Assessment	MBA	June 2024	2
Air Quality Assessment *	AQC	J10/14674C/10	-
Noise Assessment	Resound	RA00839	0
Flood Risk Assessment and Drainage Strategy	BG	30042-BGL-XX-XX-RP-D-00001	P03
Geo-environmental Summary Technical Note	PJA	07290C-OUT-001	-
Geoenvironmental Desk Study Report	JPS	5986-JPG-XX-XX-RP-G-0604-S2	P03
Geoenvironmental Desk Study Report	JPS	5986-JPG-XX-XX-RP-G-0605-S2	P03
Preliminary Crime Impact Statement	GMP	2021/0187/CIS/03	A
External LED Lighting Assessment	MBA	23-LP-052 – JULY 2024	3

* Items to follow by email.