

FAO Mr Tom Hiles
Planning & Development Management
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

24th June 2025

Dear Tom

**LAND WITHIN HEYWOOD DISTRIBUTION PARK, HEYWOOD, ROCHDALE
FULL PLANNING APPLICATION FOR PRIMARY SUBSTATION INCLUDING 2 NO. SWITCH ROOMS AND 2 NO.
TRANSFORMERS, VEHICULAR ACCESS, AND ASSOCIATED INFRASTRUCTURE
APPLICATION ON BEHALF OF INDURENT MANAGEMENT LIMITED**

Planning Prospects Ltd (PPL) have been instructed Indurent Management Limited ("the Applicant") to submit an application in relation to land within Heywood Distribution Park in Heywood, Rochdale ("the Site"). The application seeks full planning permission for a primary substation including 2 no. switch rooms and 2 no. transformers, vehicular access, and associated infrastructure ("the Proposed Development").

The application is submitted via the Planning Portal under reference **PP-14106534**.

Site Context and Background

The Site relates to land within Heywood Distribution Park ("HDP"). The distribution park is located to the south west of Heywood, in Rochdale, within 1 mile of the M66 and 2.5 miles from the M62.

HDP covers an area of approximately 81 ha and is broadly defined by Pilsworth Road to the south and south-east, Moss Hall Road to the west and East Lancashire Railway line to the north. It comprises a range of industrial and distribution premises with areas of landscaping. The primary access for HDP is via Pilsworth Road and there is a secondary emergency access point onto Moss Hall Road.

The land which this application relates to extends to approximately 0.08 hectares. It is located within the central, southern part of the distribution park and currently comprises an area of grass forming part of a wider landscaped area. It is accessed along its eastern boundary via the network of existing estate roads.

Outline planning permission was granted for the redevelopment of land to the north-west of the application site, known as Plot H4, in May 2025 (under reference 24/00805/OUT). That planning permission allows for the development of land for employment use. An application for the approval of Reserved Matters pursuant to that outline planning permission has recently been made by the Applicant to Rochdale Borough Council (under reference 25/00566/REM). The proposed Reserved Matters scheme comprises an employment unit with parking and service yard, open storage area, access, landscaping and associated infrastructure.

This application seeks full planning permission for a primary substation to serve that development as well as to meet future requirements for the wider distribution park.

The Proposed Development

The application seeks full planning permission for development described as follows:

“Primary substation including 2 no. switch rooms and 2 no. transformers, vehicular access, and associated infrastructure”

The key elements of the scheme are as follows:

- Proposed Access – Access will be taken off the existing estate road located to the east of the Site, which connects on the Mulberry Way. It has been designed to accommodate the largest vehicle that will require access to the substation. The access road will be surfaced in macadam and will extend through the scheme providing access to the various elements.
- Switch Rooms – 2 no. switch rooms are proposed within the eastern part of the primary substation. These will be of red brick construction with a concrete roof and will be accessible via grey metal doors on their inward facing elevation and have an emergency exit on their rear elevation. The perimeter around each of the switch rooms will be surfaced in chippings. The dimensions of the switch rooms are as follows:

7.0m (width) x 7.0m (length) x 3.8m (height)
7.0m (width) x 7.5m (length) x 3.8m (height)
- Transformer Compound – A transformer compound for 2 no. transformers with bunds are proposed on the western portion of the primary substation. These will be accessed via the central access road and the perimeter around each of transformer will surfaced in chippings. The transformer compound will be enclosed by a 3.0m security fence.

The proposed primary substation design and layout has been provided by SmOp CT Ltd. Further details are provided on the supporting drawing pack for the planning application.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Rochdale comprises Places for Everyone (2024), saved policies from Rochdale Core Strategy (2016), and the Rochdale Unitary Development Plan (2006). National planning policy, as set out in the National Planning Policy Framework (2024), is also a material consideration.

Places for Everyone (2024)

The Places for Everyone Plan (“PfE”) was adopted in 2024, and is a long-term plan for the Greater Manchester authorities including Rochdale Borough Council. It is supportive of long-term economic growth across all

boroughs. Its policies promote local job creation, delivery of a diverse supply of employment premises, and facilitating opportunities for businesses to invest. It specifically recognises the importance existing employment sites – like Heywood Distribution Park - in achieving those objectives.

Saved Policies Rochdale Core Strategy (2016)

The Rochdale Core Strategy was adopted in 2016, and sets out the spatial strategy for growth in Rochdale. Some of its policies were replaced on the adoption of PfE in 2024, but the majority still remain in place.

The Core Strategy saved policies identify Heywood as a location for investment, development, and improvement. They promote economic growth through the delivery of new economic development on successful existing employment areas to the south of Heywood, such as Heywood Distribution. Saved policy also seeks to ensure there is sufficient infrastructure in place to support the creation and retention of businesses.

Saved Policies Rochdale Unitary Development Plan (2006)

The Rochdale Unitary Development Plan (“UDP”) was adopted in June 2006. Many of its policies were replaced upon adoption of the Rochdale Core Strategy but some remain in place and form part of the Development Plan for the Borough. It specifically identifies Heywood Distribution Park as a primary employment location.

National Planning Policy Framework (2024)

The National Planning Policy Framework (NPPF) was updated in December 2024. It sets out the Government’s required approach of planning and is material to the determination of planning applications. At the heart of the NPPF is the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.

A key objective of the NPPF is to build a strong and competitive economy. It requires planning decisions to create the conditions in which businesses can invest, expand, and adopt. It also outlines that significant weight should be placed on the need to support economic growth when determining planning applications. The planning approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. The Framework also encourages local authorities to seek to address potential barriers to investment such as inadequate infrastructure.

The Proposed Development clearly aligns and responds to the policy objectives of the adopted Development Plan and the NPPF. The primary substation is required to facilitate new employment development at Heywood Distribution Park – a location specifically identified for investment, improvement and development. In turn, this will support the creation and retention of businesses, job creation, and economic growth in the borough. It should be therefore be determined positively.

Planning Considerations

In terms of the principle of development, this should be readily accepted. The Proposed Development would assist with the delivery of new employment floorspace in a location specifically identified in the adopted Development Plan for investment, development, and improvement. It fully aligns with, and responds to, the economic objectives of both national and local planning policy.

Other relevant environmental and development management issues relevant to the Proposed Development are as follows:

Design & Access

The design and layout of the scheme has been informed by operational requirements and to ensure the transformer compound and switch rooms are secure. The proposed access arrangements have been designed to meet servicing requirements. The development will be accessed via the network of existing roads within the distribution park.

Ecology & Biodiversity Net Gain

A Ecological Impact Assessment and Biodiversity Net Gain report has been prepared in support of the application. This confirms there are no important ecological features that would be impacted by the proposal. There will be a loss of 0.17 biodiversity units, and therefore 0.18 units will be required to achieve the mandatory 10% gain in biodiversity value. These will be delivered off-site either through habitat enhancement on the wider HDP or purchase of units from a third party supplier.

Surface Water Drainage

The Drainage Strategy Note submitted in support of the application confirms the surface water run off for the hardstanding areas within the primary substation will be appropriately managed via discharged to an existing manhole within the wider HDP.

Ground Conditions

A Phase 1 Geo-Environmental Desk Study has been prepared for the Site. It assesses the historic use of the Site and identifies potential sources of contamination. It confirms further ground investigation will need to be undertaken to establish the existing ground conditions. This can be secured via condition if the information is not available prior to determination of the application.

Noise

The primary substation is embedded within the southern portion of HDP. Noise levels associated with the proposed development are expected to be low and in keeping with those within the existing distribution park. The substation is located some distance from sensitive receptors in the surrounding area and will be buffered by the existing buildings in HDP.

Overall, it is considered all technical matters can be adequately addressed to enable the Proposed Development to be delivered in satisfactory manner.

Application Submission

In addition to this supporting Planning Letter, the application is supported by the following information:

- Full Planning Application Form & Certificates;
- Drainage Strategy Technical Note (ref. 30042-BGL-XX-XX-TN-D-00005 P03) – prepared by Burrows Graham;
- Phase 1 Desk Geo-Environmental Study (ref. 07290-PJA-GR-RP-0001) – prepared by Phil Jones Associates;
- Ecological Impact Assessment & Biodiversity Net Gain Report (dated May 2025) – prepared by FPCR;
- Completed Biodiversity Metric Tool Calculation - prepared by FPCR;
- External Lighting Report (dated 29.05.2025) - prepared by The Led store;
- Supporting Plans:
 - Site Location Plan (ref. 25007-UMC-XXXX-SI-DR-A-0505 P02)
 - Existing Site Plan (ref. 250031_HYD-SMP-ZZ-00-DR-ME-CCP-002 P01)
 - Proposed Site Plan (ref. 250031_HYD-SMP-ZZ-00-DR-ME-CCP-003 P01)
 - Proposed Layout Plan (ref. 250031_HYD-SMP-ZZ-00-DR-ME-CCP-004 P01)
 - Proposed Roof Plan (ref. 250031_HYD-SMP-ZZ-RF-DR-ME-CCP-005 P01)
 - Proposed Elevations (ref. 250031_HYD-SMP-ZZ-ZZ-DR-ME-CCP-006 P01)
 - Axonometric View (ref. 250031_HYD-SMP-ZZ-ZZ-DR-ME-CCP-007 P01)
 - Proposed Finished Floor Levels (ref. 30042-BGL-XX-XX-DR-C-00300 P02)
 - Vehicle Tracking (ref. 07290-TR-0010 P01)

The application is also submitted by the relevant fee of £588.00 for the erection of plant and machinery (based on the site area of 0.08 hectares).

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

Yours sincerely



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

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