

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

15th July 2025

Dear Tom

**PLANNING PERMISSION 24/00805/OUT
PLOT H4, HEYWOOD DISTRIBUTION PARK, HEYWOOD, ROCHDALE
APPLICATION ON BEHALF OF INDURENT MANAGEMENT LIMITED
DISCHARGE OF CONDITIONS 8 (SURFACE & FOUL WATER DRAINAGE SCHEME), 9 (SUSTAINABLE DRAINAGE
MANAGEMENT AND MAINTENANCE PLAN), 11 (STAFF TRAVEL PLAN), 18 (EV CHARGING POINTS) AND 19
(EXTERNAL LIGHTING SCHEME)**

Please find enclosed again another application pursuant to the discharge of conditions 8 (Surface Water Drainage), 9 (Sustainable Drainage Management and Maintenance Plan), 11 (Staff Travel Plan), 18 (EV Charging Points), and 19 (External Lighting) in relation to planning permission granted for the above development under reference 24/00805/OUT.

The application is submitted via the Planning Portal under reference **PP-14178341**.

Site Context and Background

The Site relates to a parcel of land within Heywood Distribution Park, known as Plot H4. Heywood Distribution Park ("HDP") 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.

Plot H4 extends to approximately 10.69 ha and is located centrally within the distribution park. It current comprises an area of raised, self-seeded scrubland enclosed by concrete access track, areas of cleared land, vehicle storage and parking as well as established landscaping. Access to the plot is provided via the network of existing estate roads.

Outline planning permission was granted for the re-development of the Site for employment use in May 2025, under reference 24/00805/OUT ("the outline planning permission"). The permission allows for the "development of land 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". The outline planning permission was granted with all matters reserved and subject to planning conditions and a legal agreement.

Pursuant to that permission, an application for the approval of Reserved Matters for the development has been submitted to Rochdale Borough Council and is pending consideration 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 to discharge conditions 8, 9, 11, 18, and 19 of the outline planning permission. They reflect the proposed Reserved Matters scheme where relevant.

Condition 8 – Surface & Foul Water Drainage Scheme

Condition 8 states:

"Prior to the commencement of development within any phase, details of a sustainable surface water drainage scheme and a foul water drainage scheme for that phase, in accordance with the principles set out in the submitted Flood Risk Assessment & Drainage Strategy reference 30042-BGL-XX-XX-RP-D-00001 Version 4 shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof).**
- (ii) A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations);**
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;**
- (iv) Mitigation measures to manage the risk of sewer surcharge where applicable; and**
- (v) Foul and surface water which drain on separate systems.**

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of any phase the proposed development, the drainage schemes shall be completed in accordance with the approved details for that phase and retained thereafter for the lifetime of the development."

The following documents are enclosed in order to discharge Condition 8 for the development:

- Plot H4 Drainage Layout drawing reference 30042-BGL-XX-XX-DR-C-00250 Rev P01
- Flood Risk Assessment & Drainage Strategy Ref: 30042-BGL-XX-XX-RP-D-00001 Version 6 June 2025

Condition 9 – Sustainable Drainage Management and Maintenance Plan

Condition 9 states:

"Prior to occupation of any phase of the development, a sustainable drainage management and maintenance plan for that phase shall be submitted to the Local Planning Authority and approved in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a management company; and**

(ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The sustainable drainage system provided as part of each phase of the development shall subsequently be maintained and managed in accordance with the approved plan for that phase for the lifetime of the development.”

The following document is enclosed in order to discharge Condition 9 for the development:

- Flood Risk Assessment & Drainage Strategy Ref: 30042-BGL-XX-XX-RP-D-00001 Version 6 June 2025

Condition 11 – Staff Travel Plan

Condition 11 states:

“Prior to first occupation of any building within any phase of the development hereby approved, a full staff travel plan(s) shall be submitted to and approved in writing by the Local Planning Authority for that building.”

The following document is enclosed in order to discharge Condition 11 for the development:

- Travel Plan Ref 07290 R-03 May 2025

Condition 18 – Electric Vehicle Charging Points

Condition 18 states:

“Prior to first occupation of any phase within the development hereby approved, full details for the provision of electric vehicle charging points for staff and visitors in that phase shall be submitted to and approved in writing by the Local Planning Authority. The development within each phase shall be undertaken in accordance with the approved details for that phase.”

The following documents are enclosed in order to discharge Condition 18 for the development:

- Site Plan drawing reference 25007-UMC-0100-SI-DR-A-0601 Rev P06
- EV Charging Point Data Sheet

Condition 19 – External Lighting Scheme

Condition 19 states:

“No external lighting shall be installed within each phase as part of the approved development prior to the written approval by the Local Planning Authority of full design and technical details for any such lighting in that phase. Such details should be designed to avoid impacts on nocturnal animals. The development within each phase shall be undertaken in accordance with the approved details for each phase.”

The following document is enclosed in order to discharge Condition 19 for the development:

- External LED Lighting Assessment Report Rev T1 June 2025

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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