

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

21st August 2025

Dear Tom

**PLANNING APPLICATION REFERENCE - 25/00566/REM
APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO PLANNING PERMISSION REFERENCE 24/00805/OUT FOR AN EMPLOYMENT UNIT WITH PARKING AND SERVICE YARD, OPEN STORAGE AREA, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE
PLOT H4, HEYWOOD DISTRIBUTION PARK, HEYWOOD, ROCHDALE
APPLICATION ON BEHALF OF INDURENT MANAGEMENT LIMITED**

Further to feedback from consultees and recent discussions with Officers, please find enclosed a pack of revised information to support the above application reference 25/00566/REM which relates to Plot H4 of Heywood Distribution Park, in Heywood, Rochdale ("the Site").

The application seeks approval of Reserved Matters (access, appearance, landscaping, layout, and scale) pursuant to permission 24/00805/OUT for an employment unit with parking and service yard, open storage area, access, landscaping and associated infrastructure ("the proposed Reserved Matters scheme").

This supporting letter provides a summary of the amendments to the proposed Reserved Matters scheme which are submitted here. The supporting drawing and document pack has been comprehensively reviewed and updated to reflect the latest proposed Reserved Matters scheme. An updated drawing and documents list is provided at Appendix A.

Proposed Amendments

The amendments to the proposed Reserved Matters scheme include:

Layout

- The entrance sequencing has been redesigned. A direct pedestrian route has been provided from the site entrance, through the car park area, to the entrance of the building. A safe route for pedestrian and cyclists has also been maintained alongside the access road into the scheme.
- The cycle store has been relocated and redesigned to provide a 'cycle store zone' which in turn has provided the opportunity to increase the amount of landscaping. This provides greater screening of the service yard area as well as an enhance area of amenity space near the entrance of the building.

Boundary Treatments

- The fencing and protection details have been updated to include a specification for the proposed acoustic fence around the perimeter of the open storage area. The specification is in line with the recommendations of the supporting Noise Assessment.

Elevations

- The building elevations (west and south) have been updated very slightly to include louvres above the entrance. These are required as the technical design of the development has evolved.

Landscaping

- The proposed landscaping scheme has been updated to reflect the updated layout.
- The planting within the potentially shaded areas along the south-eastern boundary of the scheme have been revised. The flowering lawn mix has been replaced with a shaded area lawn mix, and *sorbus aucuparia* trees have replaced with other native species trees; *alnus glutinosa* and *betula pendula*.
- The detailed planting scheme has also been updated to include locally native species as requested by Greater Manchester Ecology Unit. *Pinus sylvestris* has been omitted from the woodland mix and *Taxus baccata* has been omitted from the native hedgerow mix.
- Details of the proposed amenity space near the entrance of building are provided on the supporting landscape plans.

Arboriculture

- The supporting Arboricultural Impact Assessment and Method Statement has been updated for completeness to reflect the updated layout. There are no changes to the proposed retained trees.

Noise

- The supporting Noise Assessment to reflect the updated layout. There are no changes to the conclusions or recommendations of the Assessment.

Drawing and Document Pack

The suite supporting documents and drawings have been updated to reflect the latest proposed Reserved Matters scheme. These are listed in Appendix A and will be submitted to Rochdale Borough Council via email.

We look forward to your confirmation this information has been received and provided to the necessary consultees for consideration.

Yours sincerely



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

Enc

Appendix A

Indurent Management Limited
Plot H4, Heywood Distribution Park, Rochdale
Reserved Matters Submission Schedule V4

Document	Reference	Revision (Submission 31.05.2025)	Revision (Submission 21.08.2025)	Author
Application Form	23.05.2025	N/A	No amendments	PPL
Covering Letter	23.05.2025	N/A	No amendments	PPL
Reports				
Planning Statement	MS HDP RM	vF	No amendments	PPL
Design & Access Statement	25007 – UMC – 0100 – XX – TP – A - 0001	P02	P03	UMC
Noise Assessment	RA00875	Rev0	Rev 1	Resound
Crime Impact Assessment	2021/0187/CIS/04	A	No amendments	GMP
Arboricultural Impact Assessment and Method Statement	May 2025	B	C	FPCR
Plans				
Reserved Matters Site Location Plan	17028 – UMC – XXXX – SI – DR – A 0501	P01	No amendments	UMC
Existing Site Plan	17028 – UMC – XXXX – SI – DR – A 0502	P01	No amendments	UMC
Proposed Site Plan	25007 – UMC – 0100 – SI – DR – A 0601	P06	Superseded by below.	UMC
Proposed Site Plan	25007 – UMC – 0100 – SI – DR – A 0604	N/A	P04	UMC
Proposed Ground Floor Layout	25007 – UMC – 0100 – 00 – DR – A 1001	P01	No amendments	UMC
Proposed Gatehouse Details	25007 – UMC – 0100 – 00 -DR – A 1005	P01	P03	UMC
Proposed Roof Plan	25007 – UMC – 0100 – RF – DR – A 1003	P01	P03	UMC
Proposed Cycle Shelter Details	25007 – UMC – 0100 – SI – DR – A 0701	P01	P03	UMC
Proposed Ancillary Building Details	25007 – UMC – 0100 – SI – DR – A 0704	P01	P03	UMC
Proposed Fencing and Protection	25007 – UMC – 0100 – ZZ – DR – A 0702	P01	P04	UMC
Proposed External Finishes	25007 – UMC – 0100 – ZZ – DR – A 0705	P01	P04	UMC
Proposed Office Layout Plans	25007 – UMC – 0100 – ZZ – DR – A 1002	P01	No amendments	UMC
Proposed Transport Office Layouts	25007 – UMC – 0100 – ZZ – DR – A 1004	P01	P03	UMC
Proposed Office Section	25007 – UMC – 0100 – ZZ – DR – A 1101	P02	P04	UMC
Proposed Transport Office Section	25007 – UMC – 0100 – ZZ – DR – A 1102	P01	No amendments	UMC
Proposed Warehouse Section	25007 – UMC – 0100 – EL – DR – A 1103	P02	No amendments	UMC
Proposed Elevations	25007 – UMC – 0100 – ZZ – DR – A 1301	P02	P04	UMC
Proposed External Entrance Details	25007 – UMC – 0100 – EX – DR – A 0703	P01	P03	UMC
Proposed Finished Floor Levels	30042-BGL-XX-XX-DR-C-00255	P02	P03	BG
Proposed Earthworks Volumes	30042-BGL-XX-XX-DR-C-00255	P02	No amendments	BG
Detailed Landscape Plan	10662-FPCR-XX-XX-DR-L-0002	P04	P06	FPCR
Detailed Landscape Plan Sheet 1 of 2	10662-FPCR-XX-XX-DR-L-0003	P04	P06	FPCR

Indurent Management Limited
Plot H4, Heywood Distribution Park, Rochdale
Reserved Matters Submission Schedule V4

Document	Reference	Revision (Submission 31.05.2025)	Revision (Submission 21.08.2025)	Author
Detailed Landscape Plan Sheet 1 of 2	10662-FPCR-XX-XX-DR-L-0004	P04	P06	FPCR
Vehicle Tracking	07290-TR-0008	P02	P03	PJA