

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

31st May 2025

Dear Tom

**PLOT H4, HEYWOOD DISTRIBUTION PARK, HEYWOOD, ROCHDALE
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
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 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 Reserved Matters scheme").

The application is submitted via the Planning Portal under reference **PP-14019052**.

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.

This application seek to advance the implementation of the outline planning permission for the Site, under a single phase, i.e. Phase 1. It seeks Reserved Matters approval for an employment unit with parking and service yard, open storage area, access, landscaping ad associated infrastructure.

Reserved Matters Scheme

The description of the Reserved Matters applied for here is as follows:

"Approval of Reserved Matters (access, appearance, landscape, layout, and scale) for an employment unit with parking and service yard, open storage area, access, landscaping and associated infrastructure".

A detailed description of the Reserved Matters scheme and how it meets the requirements of the planning permission in terms of their scope, content, and key characteristics is set out in the supporting documentation. The submitted details are capable of being approved consistent with the provisions of the permission.

Application Submission

The Reserved Matters application is supported by a suite of detailed drawings and documentation which is set out in the submitted schedule (see Appendix A of the Planning Statement). The application fee has been calculated based on a proposed floorspace of 48,144 sqm (GEA), and other material change of use of land, as £143,273.00. The application fee has been paid to the Planning Portal via bank transfer.

An application for the approval of details reserved by condition are also being submitted to Rochdale Borough Council alongside this Reserved Matters application. It seeks to discharge condition 6 of the outline planning permission which relates to the submission of a Phasing Plan for the development. As outlined above, the development is being progressed in a single phase, i.e. Phase 1.

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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