

PLANNING STATEMENT

PLANNING APPLICATIONS ON BEHALF OF:

Indurent Management Limited

Application for the 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

Application for the approval of details reserved by condition 6 attached to permission 24/00805/OUT

**PLOT H4, HEYWOOD DISTRIBUTION PARK,
HEYWOOD, ROCHDALE**

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PPL Reference MS HDP RM vF

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1. INTRODUCTION

Introduction

- 1.1 Planning Prospects Ltd (PPL) have been instructed by Indurent Management Limited (“the Applicant”) in relation to Plot H4 of Heywood Distribution Park, which is located off Pilsworth Road in Heywood, Rochdale (“the Site”).
- 1.2 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.
- 1.3 The applications submitted here are made pursuant to the outline planning permission.

The Applicant

- 1.4 Indurent were established in 2024 following a merger between St. Modwen Logistics and Industrials REIT.
- 1.5 St. Modwen Logistics was a division of St. Modwen Properties, a prominent property development and investment company founded in 1966. Over the years, St. Modwen has built a legacy of transforming brownfield sites and regenerating underutilised spaces across the UK. St. Modwen Logistics was created to focus specifically on the growing demand for high-quality logistics and industrial spaces.
- 1.6 Industrials REIT has a distinguished history as a specialist in multi-let industrial properties. The focus was on owning and managing a diverse portfolio of industrial estates across the UK, catering to a wide range of businesses.
- 1.7 Recognising the complementary strengths and shared vision for the future, St. Modwen Logistics and Industrials REIT have come together to form Indurent. The new company has a portfolio comprising more than 30 million sq ft of industrial and logistics space and a diverse customer base of more than 2,500 businesses.

Reserved Matters and Conditions

- 1.8 The applications submitted here seek:
- i. 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 – referred to throughout this Statement as “the Reserved Matters scheme”.
 - ii. Approval of details reserved by condition 6 which requires details of Phasing Plan for the development. The development will be delivered as one, single phase of the development i.e. Phase 1.

Report Structure

1.9 After this brief introduction, the following sections of this statement comprise:

- Section 2: Sets out the site and planning background to the scheme, by way of context to the current applications;
- Section 3: Describes the scope, nature, content and purpose of the applications;
- Section 4: Provides further information and discussion to confirm the acceptability of the applications from a planning perspective; and
- Section 5: Sets out a summary of the report.

1.10 This statement is submitted in support of the Reserved Matters application, and the discharge of condition application.

2. THE SITE AND PLANNING BACKGROUND

The Site

- 2.1 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.
- 2.2 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.
- 2.3 The majority of HDP, including the application Site, is controlled and managed by the Applicant.
- 2.4 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

- 2.5 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.
- 2.6 A Parameters Plan was submitted in support of the outline planning permission to define the nature and extent of the development. This identified the extent of developable areas, maximum building heights and floor spaces, potential area for open storage, potential access points, and areas of landscaping. An extract of the Parameters Plan is provided at Figure 1.

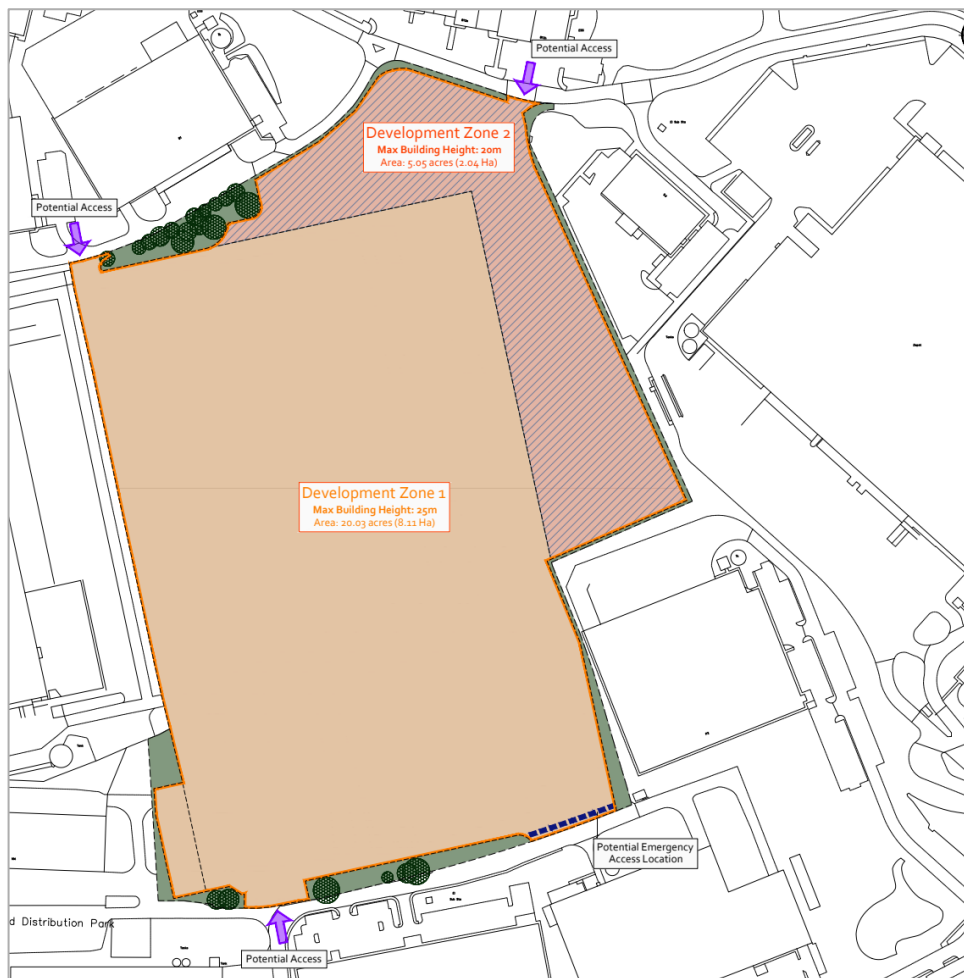


Figure 1. Extract of Parameters Plan (ref. 23103-UMC-ZZZZ-SI-DR-A 0648 Rev P.07)

Summary

- 2.7 The Site comprises Plot H4 of HDP which is located to the south of Heywood off Pilsworth Road. Plot H4 is located within the centre of HDP and extends 10.69 hectares. It comprises large areas of cleared hardstanding which is used as storage for lorries, containers and vans, an area of self-seeded scrubland and existing groups of mature trees. It is accessed via the existing estate roads within HDP.
- 2.8 Outline planning permission was granted for the re-development of Site for employment uses in May 2025. The current applications seek to advance the implementation of this planning permission.

3. THE APPLICATIONS

Application for Approval of Reserved Matters

3.1 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”.

3.2 The proposals are explained in detail in the supporting Design Statement submitted as part of the Reserved Matters application. In summary, the key elements of the scheme are:

- Employment Unit – Comprising 46,238 sqm (GIA) of floorspace across a main warehouse area, first and second floor offices, transport office and separate gatehouse; service yard with 69 HGV spaces, car park area with 465 spaces including 23 accessible spaces and 48 spaces equipped with active Electric Vehicle charging points, 12 motor cycle spaces, and 144 cycle spaces.
- Open Storage Area – Comprising 1.28 ha of levelled, hard surfaced storage space enclosed by a 4.5 metre acoustic barrier.
- Access – Two access points are proposed. The employment unit will be accessed via a new access point to the south of the Site. The open storage area will be accessed via a new access point to the north-east. These access points will connect to the existing estate road infrastructure within the wider HDP.
- Green and Blue Infrastructure – The proposed scheme incorporates areas of retained and proposed green infrastructure. Existing trees along the Site boundaries to the north and south will be retained where possible and enhanced with additional planting. Other areas of landscaping area provided throughout the scheme, including along the eastern boundary which will also include an drainage attenuation basin. This will manage on-site surface water also provide biodiversity benefits.
- Other Associated Infrastructure – Sub-stations, plant compound, transformers, external bin store, a gas kiosk, and sprinkler tank infrastructure are proposed within the proposed scheme.

3.3 Further commentary in terms of the relationship between the Reserved Matters application and the 2022 outline planning permission is provided in Section 4, below.

Application for Approval of Details Reserved by Condition

3.4 The 2022 outline permission was granted subject to a arrange of planning conditions. Condition 6 requires details of a Phasing Plan to be submitted for approval and is addressed here. The Phasing Plan defines the development will be delivered as a single phase, which is addressed by the Reserved Matters here.

Summary

- 3.5 The Reserved Matters application submitted here consists of an employment unit with parking and service yard, open storage area, access, landscaping and associated infrastructure.
- 3.6 An application for the approval of details reserved by condition 6 are also submitted to Rochdale Borough Council alongside the Reserved Matters application. The Phasing Plan defines the development will be delivered as a single phase, which is addressed by the Reserved Matters here.

4. DISCUSSION

Application for Approval of Reserved Matters

- 4.1 The Reserved Matters submitted here have been prepared in accordance with the requirements of the outline planning permission.
- 4.2 Condition 1 defines the Reserved Matters which need to be approved for each phase prior to the commencement of development in that phase. This includes details of access, appearance, landscaping, layout, and scale. Condition 2 requires that all applications for the approval of reserved matters must be submitted within three years. The application for the approval of Reserved Matters for the development is submitted within the required timeframe. The submitted details describe matters of access, appearance, landscaping, layout, and scale in so far as they relate to the entire development, i.e. an employment unit with parking and service yard, open storage area, access, landscaping and associated infrastructure
- 4.3 The description of development allowed by the planning permission and condition 4 allows for up to 52,000 sqm of floorspace (Gross Internal Area) for employment uses within Use Classes E(g)(iii) (Industrial Processes), B2 (General Industrial), B8 (Storage and Distribution). The proposals here clearly fall within the scope of what is permitted by the planning permission.
- 4.4 Condition 5 of the permission requires development, and all Reserved Matters, to accord with the listed plans. The plans define the Site Boundary and the parameters of the development including the extent of developable areas, maximum building heights and floor spaces, potential area for open storage, potential access points, and areas of landscaping. The submitted details are consistent with these plans.
- 4.5 Condition 7 requires any Reserved Matters submissions to include plans showing the finished floor levels of the proposed buildings within any phase. These details are provided as part of the Reserved Matters application.
- 4.6 Condition 10 requires the submission of a Crime Impact Statement with any Reserved Matters application, which appraises the design and layout of the proposed development in the phase. A Crime Impact Statement is submitted here as part of this Reserved Matters application. It identifies several essential requirements for the proposed development including ensuring existing and proposed boundary treatments provide a consistent level of security, supervision and control of sites accesses, and cycle parking is located in a secure area with surveillance. The Site is situated within a secure wider distribution park which benefits from existing controlled access and CCTV. The proposed development provides a range of secure boundary treatments which is appropriate for the relevant areas of the scheme, along with access controlled and supervised gates. Secure cycle parking is located within the secure parking area, and is positioned in a location with surveillance from the offices within the proposed building and will be covered by CCTV.

- 4.7 Condition 12 requires the design details for safe pedestrian walkways within any car parking areas and a continuous 2 metre footway to the nearest footpath in the surrounding distribution park. This detail has been incorporated on the proposed layout and external finishes submitted as part of this Reserved Matters application.
- 4.8 Condition 14 requires a Noise Assessment with any Reserved Matters application to confirm the need for and extent of noise mitigation measures. A Noise Assessment has been prepared and submitted as part of the Reserved Matters application. This identifies the mitigation measures required to ensure the no significant adverse impacts on the identified nearest receptors. Details of fixed building services plant are not known at this stage but these will accord with the noise limits specified at condition 13 of the planning permission.
- 4.9 Condition 21 of the permission required on-site and off-site habitat areas to include suitable habitat mitigation for skylark and reed bunting species. The detailed landscaping proposals submitted as part of this Reserved Matters application includes naturescape wet meadow mixture which contains a mixture of tall forbs and seed rich plants as well as plugs of Reed canary grass *Phalaris arundinace* and reed sweet grass *Glyceria maxima*, which is suitable for reed bunting.
- 4.10 Condition 23 of the permission requires each Reserved Matters submission to be supported by an updated Arboricultural Impact Assessment. This shall confirm the tree protection measures to be implemented during the construction phase. An Arboricultural Impact Assessment has been prepared and is submitted as part of the Reserved Matters application. This identifies the tree removal required to facilitate the development proposals. It also includes measures for the protection and management of retained trees.
- 4.11 It is considered that the Reserved Matters submitted here meet the requirements of the outline planning permission in terms of their scope, content, and key characteristics. The submitted details are capable of being approved consistent with the provisions of that permission.

Applications for Approval of Details Reserved by Condition

- 4.12 Condition 6 of the outline planning permission requires the approval of a Phasing Plan prior to the commencement of any development on the Site. The proposed development will be delivered across one, single phase - 'Phase 1' - as identified on the submitted Phasing Plan. The Reserved Matters submission addresses the full extent of Phase 1.

Summary

- 4.13 The Reserved Matters submitted here meet the requirements of the outline planning permission in terms of their scope, content, and key characteristics. The submitted details are capable of being approved consistent with the provisions of that permission. A Phasing Plan has been submitted to address the requirements of Condition 6 of the outline planning permission. It defines a single phase – Phase 1 – which is addressed in the Reserved Matters submission.

5. SUMMARY

- 5.1 Planning Prospects Ltd have been instructed by Indurent Management Ltd in relation to Plot H4 of Heywood Distribution Park, which is located off Pilsworth Road in Heywood, Rochdale. Plot H4 is located within the centre of HDP and extends 10.69 hectares. It comprises large areas of cleared hardstanding which is used as storage for lorries, containers and vans, an area of self-seeded scrubland and existing groups of mature trees. It is accessed via the existing estate roads within HDP.
- 5.2 Outline planning permission was granted for the re-development of Site for employment uses in May 2025. The current applications seek to advance the implementation of this planning permission. They are for:
- i. 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
 - ii. Approval of details reserved by condition 6 which requires details of Phasing Plan for the development.
- 5.3 The Reserved Matters submitted here meet the requirements of the outline planning permission in terms of their scope, content, and key characteristics. The submitted details are capable of being approved consistent with the provisions of that permission. A Phasing Plan has been submitted to address the requirements of Condition 6 of the outline planning permission. It defines a single phase – Phase 1 – which is addressed in the Reserved Matters submission.

Appendix 1 – Reserved Matters Applications: Schedule of Submitted Documents

Indurent Management Limited
Plot H4, Heywood Distribution Park, Rochdale
Reserved Matters Submission Schedule V3

Document	Reference	Revision	Author
Application Form	23.05.2025	N/A	PPL
Covering Letter	23.05.2025	N/A	PPL
Reports			
Planning Statement	MS HDP RM	vF	PPL
Design & Access Statement	25007 – UMC – 0100 – XX – TP – A - 0001	P02	UMC
Noise Assessment	RA00875	Rev0	Resound
Crime Impact Assessment	2021/0187/CIS/04	A	GMP
Arboricultural Impact Assessment and Method Statement	May 2025	B	FPCR
Plans			
Reserved Matters Site Location Plan	17028 – UMC – XXXX – SI – DR - A 0501	P01	UMC
Existing Site Plan	17028 – UMC – XXXX – SI – DR - A 0502	P01	UMC
Proposed Site Plan	25007 – UMC – 0100 – SI – DR – A 0601	P06	UMC
Proposed Ground Floor Layout	25007 – UMC – 0100 – 00 – DR - A 1001	P01	UMC
Proposed Gatehouse Details	25007 – UMC – 0100 – 00 -DR – A 1005	P01	UMC
Proposed Roof Plan	25007 – UMC – 0100 – RF – DR - A 1003	P01	UMC
Proposed Cycle Shelter Details	25007 – UMC – 0100 – SI – DR – A 0701	P01	UMC
Proposed Ancillary Building Details	25007 – UMC – 0100 – SI – DR – A 0704	P01	UMC
Proposed Fencing and Protection	25007 – UMC – 0100 – ZZ – DR – A 0702	P01	UMC
Proposed External Finishes	25007 – UMC – 0100 – ZZ – DR – A 0705	P01	UMC
Proposed Office Layout Plans	25007 – UMC – 0100 – ZZ – DR – A 1002	P01	UMC
Proposed Transport Office Layouts	25007 – UMC – 0100 – ZZ – DR – A 1004	P01	UMC
Proposed Office Section	25007 – UMC – 0100 – ZZ – DR – A 1101	P02	UMC
Proposed Transport Office Section	25007 – UMC – 0100 – ZZ – DR – A 1102	P01	UMC
Proposed Warehouse Section	25007 – UMC – 0100 – EL – DR – A 1103	P02	UMC
Proposed Elevations	25007 – UMC – 0100 – ZZ – DR – A 1301	P02	UMC
Proposed External Entrance Details	25007 – UMC – 0100 – EX – DR – A 0703	P01	
Proposed Finished Floor Levels	30042-BGL-XX-XX-DR-C-00255	P02	BG
Proposed Earthworks Volumes	30042-BGL-XX-XX-DR-C-00255	P02	BG
Detailed Landscape Plan	10662-FPCR-XX-XX-DR-L-0002	P04	FPCR
Detailed Landscape Plan Sheet 1 of 2	10662-FPCR-XX-XX-DR-L-0003	P04	FPCR
Detailed Landscape Plan Sheet 1 of 2	10662-FPCR-XX-XX-DR-L-0004	P04	FPCR
Vehicle Tracking	07290-TR-0008	P02	PJA