

Our Ref: 04C500478/RS/LS

Your Ref: PP-14314184

4th December 2025

Anna Hayes
Rochdale Borough Council
Economy and Environment
Planning Service
Rochdale
OL16 1XU

Dear Anna,

SUBMISSION OF A RESERVED MATTERS PLANNING APPLICATION FOR PLOT 3, PHASE 1A AT LAND OFF HARESHILL ROAD NORTH, SOUTH HEYWOOD, ROCHDALE

On behalf of our client Northstone Development Ltd ('the Applicant') we are pleased to submit an application for reserved matters planning permission for residential development at land off Harehill Road North, South Heywood, Rochdale, as well as a separate associated discharge of condition planning application.

The application is submitted pursuant to hybrid application reference 16/01399/HYBR, which was granted on 31st March 2020. The description of development as stated on the hybrid planning permission decision notice is:

"Part full/part outline planning application for the development of land at South Heywood, including the demolition of a number of existing on-site buildings and structures. Full consent sought for the construction of a new link road between Junction 19 of the M62 and Pilsworth Road, the widening of part of Pilsworth Road, together with associated junction improvements, landscaping, lighting and other works including the importation of material and engineering works in order to construct the link road. Outline consent (with all matters reserved for future approval except access) sought for a major mixed use development comprising supporting residential uses comprising up to 1000 dwellings (Class C3); employment uses (Classes B2/B8) comprising up to 135,460m² Gross Internal Area(GIA); a new primary school (Class D1); Class A1/A2/A3/A5 uses comprising up to 2500m² GIA which includes no more than 499m² of A1 uses; together with associated landscaping, open space and sports pitches, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other works ancillary thereto. (Application accompanied by an Environmental Statement)."

This application proposes a residential development comprising 186 dwellings with association landscaping, open space, roads, footways and infrastructure. It seeks approval of the remaining reserved matters not previously considered as part of the outline application and the proposed description is as follows:

"Reserved matters (access, layout, scale, external appearance and landscaping) planning application on Plot 3, Phase 1A, South Heywood, for the erection of residential dwellings, pursuant to hybrid planning permission 16/01399/HYBR."

A list of the documents and plans that are submitted in support of this reserved matters planning, and associated discharge of condition application is provided at Appendix I.

The application has been submitted via the Planning Portal (ref: PP-14314184) and payment of £57,174 (including VAT and service charge) has been made to Rochdale Borough Council to cover the requisite planning fee which has been calculated on the basis of 186 residential units.

I look forward to receiving confirmation that the planning application has been successfully registered and validated. However, if you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely,



Rachel Jones Associate
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rachel.jones@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

Appendix 1- Application Supporting Documents

Reserved Matters Application

Document	Reference/ Date	Consultant
Administrative Documents		
Application Form		Avison Young
Covering Letter	December 2025	Avison Young
Application Fee	£57,174	Northstone
Plans		
Site Location Plan	SH01-P-LP-001 A	Northstone
Proposed Layout	SH01-P-SL-003-E	Northstone
Street Elevations and Sections	SH01-P-SS-001	Northstone
Materials Plan	SH01-P-ML-001 A	Northstone
Hard Standing Plan	SH01-P-HS-001-B	Northstone
Public Open Space Plan	SH01-P-POS-001 A	Pegasus
Landscape Masterplan	P25-1945_EN_0001_RevD	Pegasus
Topographical Drawing	G25407	Geographical Engineering Operations
Waste Management Plan	SH01-P-WMP-001-B	Northstone
Boundary Treatment Plan	SH01-P-BP-001-C	Northstone
Sustainable Technology Plan (EV Chargers)	SH01-P-ECO-001-C	Northstone
Ancillary Buildings Drawing	SH01-P-EW-001 A	Northstone
Phasing Plan	SP(90)119/M	Acadus
House types:		
563/633 V12	563_633-V12 Planning Pack RevB	Northstone
760 V7	760-V7 Planning Pack RevA	Northstone
765 V4	765-V4 Planning Pack RevB	Northstone
765 V12	765-V12 Planning Pack RevA	Northstone
923 V4	923-V4 Planning Pack	Northstone
923 V12	923-V12 Planning Pack	Northstone
923 V19	923-V19 Planning Pack	Northstone
990 V12	990-V12 Planning Pack RevB	Northstone
990 V19	990-V19 Planning Pack RevC	Northstone
1047 V12	1047-V12 Planning Pack RevC	Northstone
1047 V18	1047-V18 Planning Pack RevC	Northstone
1164 V13	1164-V13 Planning Pack RevB	Northstone
1300 V13	1300-V13 Planning Pack RevA	Northstone
1300 V19	1300-V19 Planning Pack RevA	Northstone
1354 V14	1354-V14 Planning Pack RevB	Northstone
1385 V13	1385-V13 Planning Pack RevA	Northstone
1620 V6	1620-V6 Planning Pack RevB	Northstone

1620 V8	1620-V8 Planning Pack RevB	Northstone
1940 V1-S	1940-V1-S Planning Pack	Northstone
2205 V3-S	2205-V3-S Planning Pack	Northstone
Block Plans:		
563_633-V12x2 A 563 633 V12 Semi Block	563/633-V12x2	
765-V4x2 - 765 V4 Semi Block	765-V4x2	Northstone
765-V12x2 - 765 V12 Semi Block	765-V12x2	Northstone
923-V4x2 - 923 V4 Semi Block	923-V4x2	Northstone
923-V12V19 - 923 V12 V19 Semi Block	923-V12V19	Northstone
923-V12x2 - 923 V12 Semi Block	923-V12x2	Northstone
923-V12x3 - 923 V12 Triple Block	923-V12x3	Northstone
990-V12V19 - 990 V12 V19 Semi Block	990-V12V19	Northstone
990-V12x2 - 990 V12 Semi Block	990-V12x2	Northstone
1354-V14x2 - 1354 V14 Semi Block	1354-V14x2	Northstone
Boundary Treatment Details:		
BTD_R01 - 1100mm High Horizontal Flat Top Railing - Rev B	BTD_R01	Northstone
NS 1 - 1.8m Standard Closeboard Fence - Rev B	NS/MAN/BTD/01	Northstone
NS 9 - 1.8m Green Screen Fence - Rev A	NS/MAN/BTD/09	Northstone
NS 18 - 600mm Timber Knee Rail Fence - Rev A	NS/MAN/BTD/18	Northstone
NS 19 - 1.2m Closeboard Fence - Rev A	NS/MAN/BTD/19	Northstone
NS 21 - 2.4m Closeboarded Acoustic Fence	NS/MAN/BTD/19	Northstone
Ancillary Buildings:		
Carport Drawings	P-EW-04 A	Northstone
Garage Drawings	P-EW-05	Northstone
Standard Shed Plans and Elevations	P-SD-02	Northstone
Data Sheet 10x8 Deluxe Pent Shed	November 2025	Northstone
Detailed Landscape Plans:		

Detailed Landscape Proposals S1 of 7	P25-1945_EN_0002_S1	Pegasus
Detailed Landscape Proposals S2 of 7	P25-1945_EN_0002_S2	Pegasus
Detailed Landscape Proposals S3 of 7	P25-1945_EN_0002_S3	Pegasus
Detailed Landscape Proposals S4 of 7	P25-1945_EN_0002_S4	Pegasus
Detailed Landscape Proposals S5 of 7	P25-1945_EN_0002_S5	Pegasus
Detailed Landscape Proposals S6 of 7	P25-1945_EN_0002_S6	Pegasus
Detailed Landscape Proposals S7 of 7	P25-1945_EN_0002_S7	Pegasus
Finished Floor Levels:		
Preliminary Finished Levels Plan Masterplan	SHE-AJP-XX-00-DR-C-1400-P04	AJP
Preliminary Finished Levels Plan – Sheet 1	SHE-AJP-XX-00-DR-C-1401-P04	AJP
Preliminary Finished Levels Plan – Sheet 2	SHE-AJP-XX-00-DR-C-1402-P04	AJP
Preliminary Finished Levels Plan – Sheet 3	SHE-AJP-XX-00-DR-C-1403-P04	AJP
Preliminary Finished Levels Plan – Sheet 4	SHE-AJP-XX-00-DR-C-1404-P04	AJP
Drainage and SUDs Plans:		
Preliminary Drainage Layout – Masterplan	SHE-AJP-XX-00-DR-C-1000-P07	AJP
Preliminary Drainage Layout – Sheet 1	SHE-AJP-XX-00-DR-C-1001-P06	AJP
Preliminary Drainage Layout – Sheet 2	SHE-AJP-XX-00-DR-C-1002-P06	AJP
Preliminary Drainage Layout – Sheet 3	SHE-AJP-XX-00-DR-C-1003-P06	AJP
Preliminary Drainage Layout – Sheet 4	SHE-AJP-XX-00-DR-C-1004-P06	AJP
SUDS Proposals	SHE-AJP-XX-00-DR-C-1070-P02	AJP
SUDS Proposals	SHE-AJP-XX-00-DR-C-1071-P01	AJP
Reserved Matters Technical Reports		
Supporting Planning Statement including Affordable Housing Statement	November 2025	Avison Young
Design and Access Statement (including Design	SH01-P-DD-001 Rev A	Northstone

Code Compliance Statement)		
Drainage Strategy	HRN-AJP-XX-00-RP-C-3010-P04	AJP
Travel Plan	November 2025	Eddisons
Crime Impact Statement	November 2025	Greater Manchester Police
Energy Statement	November 2025	Briary
BNG Exemption Statement	20-3233	Collington Winter
Viability Assessment Letter	August 2025	Rochdale Borough Council
Flood Risk Assessment	FD359	Charles Townsend
Administrative Documents		
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Preliminary Drainage Layout – Sheet 4	SHE-AJP-XX-00-DR-C-1004-P06	AJP
SUDS Proposals	SHE-AJP-XX-00-DR-C-1070-P02	AJP
SUDS Proposals	SHE-AJP-XX-00-DR-C-1071-P01	AJP
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Drainage Strategy	HRN-AJP-XX-00-RP-C-3010-P04	AJP
Travel Plan	November 2025	Eddisons
Crime Impact Statement	November 2025	Greater Manchester Police
Energy Statement	November 2025	Briary
BNG Exemption Statement	20-3233	Collington Winter
Viability Assessment Letter	August 2025	Rochdale Borough Council

Discharge of Conditions Application

Document	Reference/ Date	Consultant
Administrative Documents		
Application Forms, Application Fee		Avison Young
Phase I and II Geoenvironmental Site Assessment	18-435-R1-2	E3P
Remediation Strategy	18-435-L1-2	E3P
Written Scheme of Investigation	PN4724	Orion Heritage
Archaeological Evaluation Trenching Report	25-0086-AER-v1.3	Dee Archaeological Services
Construction Method Statement	November 2025	Northstone
Construction Traffic Management Plan	November 2025	Northstone
Construction Environmental Management Plan	20-3233	Collington Winter
Noise Mitigation Report	32648-RP-1-Rev3-WR	Hann Tucker
Invasive Weed Assessment	IWMP NIGDN25072 D	Nightingale Environmental
Arboricultural Impact Assessment	TRE/SH/HRN/Rev G November 2025	Mulberry TMC

Arboricultural Method Statement	TRE/SH/HRN/Rev G November 2025	Mulberry TMC
UU Asset Protection Plan Technical Note	01 Rv1 November 2025	Brookbanks
Outdoor Lighting Report	26330-A-01A	HDS Lighting
Site Overview	26330-D-01B	HDS Lighting
Designers Health and Safety Risk Assessment	26330-D-01	HDS Lighting
BSCP 520 South Heywood	26330-LS-01A	HDS Lighting
Roadway Lighting Report	26330-R-01	HDS Lighting
Roadway Lighting Report	26330-R-02	HDS Lighting
Roadway Lighting Report	26330-R-03	HDS Lighting
Roadway Lighting Report	26330-R-04	HDS Lighting
Roadway Lighting Report	26330-R-05	HDS Lighting
Roadway Lighting Report	26330-R-06	HDS Lighting
Roadway Lighting Report	26330-R-07	HDS Lighting
Roadway Lighting Report	26330-R-08	HDS Lighting
Roadway Lighting Report	26330-R-09	HDS Lighting
Roadway Lighting Report	26330-R-10	HDS Lighting
Roadway Lighting Report	26330-R-11	HDS Lighting
Roadway Lighting Report	26330-R-12	HDS Lighting
Landscape and Habitat Creation and Management Plan	CW20-3233	Collington Winter