

Supporting Planning Statement

Reserved Matters Application for a Residential Development
at Hareshill Road North, South Heywood, Rochdale

November 2025

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Report title: Supporting Planning Statement
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For and on behalf of Avison Young (UK) Limited

1. Introduction

1.1 This Supporting Planning Statement ("SPS") has been prepared by Avison Young in support of a reserved matters application for residential development and associated discharge of condition application, on behalf of Northstone Development Limited ("the Applicant"). The application site relates to land entirely allocated for development in Places for Everyone ("Pfe") Joint Development Plan (Allocation JPA 1.1.).

1.2 This application relates to land within the South Heywood Sustainable Urban Extension, and is submitted pursuant to the outline element of hybrid planning approval ref: 16/01399/HYBR ("the hybrid"), as amended, which secured permission for the following development:

"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)."

1.3 A decision notice dated 31 March 2020 for the hybrid planning permission is attached at **Appendix I**.

1.4 This reserved matters planning application proposes a residential development comprising of 186 dwellings with associated landscaping, open space, roads, footways, and infrastructure. It seeks approval to discharge the remaining reserved matters (access, appearance landscaping, layout and scale), not previously considered as part of the outline element of the hybrid planning application.

1.5 The description of development for this reserved matters planning application 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."

- 1.6 This application is accompanied by a suite of supporting documents and plans to aid the Council's determination of the application. The extent of the supporting information and scope of these documents is in accordance with the requirements of the conditions attached to the hybrid planning permission. The submission material has also been prior agreed with Planning Officers at the Council, and the schedule of supporting documents is set out in **Appendix II**.
- 1.7 This statement does not consider the principle of development (as this has been dealt with through the grant of the hybrid planning permission) but it is intended to address the relevant planning considerations, with regards to the final designs. It assesses the submitted reserved matters in light of national and local planning policy and its compatibility in planning terms with the approved outline scheme.

Northstone Development Ltd

- 1.8 Northstone, part of the Peel Group, is a new northern-based place maker and provider of quality, innovative homes. Peel Group launched Northstone in 2018 to drive forward the delivery of its residential pipeline & to establish high design & quality standards across new communities in the North West, with sustainability and energy efficiency as key drivers. Peel Group is one of the leading regeneration and real estate companies in the UK established 50 years ago. Northstone began in 2020, with over 450 new homeowners across their schemes, and a pipeline of 1,300 homes being built across their established sites in the North West.

Structure of this Statement

- 1.9 The following chapters of this SPS are structured as follows:
- **Chapter 2** – The Application Site
 - **Chapter 3** - The Outline Permission
 - **Chapter 4** – Relevant Planning Policy
 - **Chapter 5** - Reserved Matters Application
 - **Chapter 6** – Assessment of Proposals
 - **Chapter 7** - Conclusion

2. The Application Site

- 2.1 This chapter provides a description of the application site, its immediate surroundings and wider context. For further detail, please also refer to the submitted Design and Access Statement, prepared by Northstone.

Site Location and Context

- 2.2 The application site falls within the wider South Heywood Sustainable Urban Extension site, which is a large irregular shaped area of predominantly undeveloped agricultural land, that is approximately 129.4 hectares and is enclosed by a mixture of hedgerows, trees and post and rail fencing. There are also a handful of sporadically sited properties, including Hares Hill Farm, Collop Gate Farm, Siddal Moor Farm depot and some residential properties on Hareshill Road and Manchester Road.
- 2.3 The application site subject to this reserved matters application extends to approximately 8.31 hectares in size. The site is of an irregular shape and comprises of undeveloped agricultural land, bordering an existing industrial estate to the east and west, existing residential properties to the north, and the newly constructed link road Queen Elizabeth II Way ("QEII") to the south. The site is vacant following the demolition of Hares Hill Farm. The site is known as Phase 1A of Land at Plot 3 of Hareshill Road North, South Heywood, Rochdale, OL10 2TB.
- 2.4 The existing urban fringe of Heywood borders the site to the north, specifically Gloucester Avenue, Shaftesbury Drive and Salisbury Avenue. There are several industrial parks within close proximity to the site including Heywood Distribution Park, Hareshill Business Park and Pennine Business Park.
- 2.5 A mix of new uses have been and will be brought forward in areas to the west, south and east of the site as part of the approved South Heywood scheme, including sports pitches, a new local centre, primary school and additional residential development.
- 2.6 A Site Location Plan is provided at **Appendix III**.

3. The Outline Permission

Planning History

- 3.1 In March 2020, RBC approved an application for hybrid planning permission with all matters reserved apart from access, for a mixed-use development at Land Bound By Manchester Road, Hareshill Road And Pilsworth Road, West Of Junction 19 Of The M62, Rochdale. This approval was subject to the provision of a Section 106 and a number of conditions.

Hybrid Application (LPA ref: 16/01399/HYBR)

- 3.2 The hybrid permission granted consent for:

"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)."

Non-Material Amendments

- 3.3 Since the granting of the original hybrid application (ref: 16/01399/HYBR), there have been a series of non-material amendments ('NMAs') that have been approved against the original hybrid planning application.
- **20/00417/ANM** - Application for non-material amendment to planning permission 16/01399/HYBE relating to the full construction of the new link road – Approved 22nd July 2020
 - **20/00464/ANM** - Application for non-material amendment to planning permission 16/01399/HYBR for changes to layout and alignment of sections of Link Road and conversion of junction

connections from South Heywood Employment Zone and Hill Top Road to traffic-signal control – Approved 27th July 2020

- **20/00933/ANM** - Application for non-material amendment to planning permission 16/01399/HYBR for proposed amending wording to Schedule 2 conditions 11, 12, 13, 14, 18 and 37 – Approved 23rd September 2020
- **20/01270/ANM** - Application for non-material amendment to planning permission 16/01399/HYBR for proposed amending of wording to Schedule 2 conditions 33 and 43 – Approved 28th October 2020
- **20/01413/ANM** - Application for non-material amendment to planning permission 18/01399/HYBR to amend the wording of Schedule 2 Conditions 32 (Junction Improvements) and 42 (BREEAM) – Approved 11th December 2020
- **21/00390/ANM** - Application for non-material amendment to planning permission 16/01399/HYBR for amendments to wording of Schedule 2 Conditions 10, 11 and 13 – Approved 29th April 2021
- **21/01210/ANM** - Application for non-material amendment to planning permission 16/01399/HYBR to remove the two storey height parameter – Approved 17th September 2021
- **22/00283/ANM** - Non-material amendment for planning permission 16/01399/HYBR for the re-wording of condition 34 (external lighting) – Approved 10th June 2022
- **22/00500/ANM** - Application for a non-material amendment to planning permission 16/01399/HYBR for revisions to approved parameters plan, comprising commercial buildings height and landscape buffer amend – Approved 10th June 2022
- **23/00100/ANM** - Application for non-material amendment to planning permission 16/01399/HYBR which seeks changes to the boundaries of the local centre and commercial area (Amendment to conditions 11 and 13). Approved 23rd June 2022
- **22/00989/ANM** - Application for non-material amendment to planning permission 16/01399/HYBR for amended wording of conditions 11 and 13 (Schedule 2) in relation to height parameters (commercial area only). Approved 9th January 2023
- **22/00989/ANM** - Application for non-material amendment to planning permission 16/01399/HYBR for amended wording of conditions 11 and 13 (Schedule 2) in relation to height parameters (commercial area only). Approved 9th January 2023
- **23/00981/ANM** - Application for non-material amendment to planning permission 16/01399/HYBR which refers to the updated land use and parameter plan (Amendments to conditions 11 and 13). Approved 5th December 2023

- **24/01254/ANM** - Application for non-material amendment to planning permission 16/01399/HYBR which seeks to amend condition 24 (Noise). Approved 20th March 2025

3.4 In addition to the NMA applications, the following Reserved Matters ('RM') applications have been approved under the original hybrid application:

- **20/01524/REM** - Reserved Matters Approval for appearance, landscaping, layout and scale (with access already approved) for 61 dwellings and associated works pursuant to Hybrid Permission 16/01399/HYBR. Approved 27th May 2022
- **20/01480/REM** - Submission of reserved matters (including Appearance, Landscaping, Layout and Scale) for the construction of a distribution centre with ancillary office accommodation, gatehouse and access arrangements, car parking, HGV bays, sprinkler tanks and pump house, attenuation ponds, landscaping, spine road and other associated works, together with preparatory earthworks and landscaping on adjoining development plots pursuant to 16/01399/HYBR. Approved 17th June 2021
- **21/01811/REM** - Submission of Reserved Matters for the construction of extension to spine road, pumping station, landscaping and other associated works pursuant to 16/01399/HYBR. Approved 25th August 2022
- **21/00909/REM** - Reserved Matters Approval for appearance, landscaping, layout and scale (with access already approved) for 156 dwellings and associated works pursuant to Hybrid Permission 16/01399/HYBR. Approved 27th May 2022
- **22/00787/REM** - Submission of reserved matters (including Appearance, Landscaping, Layout and Scale) for the construction of a distribution centre with ancillary office accommodation, gatehouse and access arrangements, car parking, HGV bays, sprinkler tanks and pump house, attenuation ponds, landscaping, spine road and other associated works, together with preparatory earthworks and landscaping on adjoining development plots pursuant to 16/01399/HYBR. Approved 8th September 2022
- **22/00130/REM** - Reserved matters application for appearance, landscaping, layout and scale (access already approved) for 120 residential dwellings and associated works pursuant to Hybrid Permission 16/01399/HYBR. Approved 13th September 2022
- **22/00467/REM** - Reserved matters application for landscaping (with access already approved) for the area of Public Open Space between the residential phases of Hareshill Road North and Manchester Road West, pursuant to Hybrid Permission 16/01399/HYBR. Approved 12th March 2024

- **24/01250/REM** - Reserved matters application for access, appearance, landscaping, layout and scale for an electricity substation including switch house, transformers and compounds pursuant to hybrid application 16/01399/HYBR. Approved 29th May 2025

Planning Conditions

3.5 In line with the requirements of the hybrid planning consent (Schedule 2 – Conditions relating to the outline planning permission in the decision notice), a total of 9 conditions set out information to be submitted as part of any relevant reserved matters application or are relevant to note. These conditions are as follows:

- **Condition 1** - requires details of the appearance, landscaping, layout, and scale to be submitted as part of reserved matters.
- **Condition 2** - states that the application for approval of the first reserved matters shall be made not later than three years from the date of approval of the permission, and application for the approval of all remaining reserved matters shall be made within sixteen years from the date of the permission (ie: by 31 March 2036).
- **Condition 11** - Development shall be in accordance with the approved parameter plan - *Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev Z (as amended under 23/00981/ANM Dec 2023)*
- **Condition 12** - requires each application for reserved matters approval to be accompanied by a Design Code Statement outlining how the development of that phase accords with the site-wide Design Code Framework that has been approved by the Local Planning Authority.
- **Condition 13** - Requires a Phasing Plan to be submitted as part of each reserved matters application. The Phasing Plan submitted for each application will provide an update to the most recently consented version of the Phasing Plan.
- **Condition 14** - requires each application for reserved matters approval to include plans showing finished floor levels of the proposed buildings in relation to the existing and proposed ground levels of the surrounding land.
- **Condition 18** - requires each application for reserved matters approval to include an updated Drainage Strategy for foul and surface water based on sustainable drainage principles.
- **Condition 33** - requires each application for reserved matters approval to include a subsidiary Full Travel Plan for that phase of development.
- **Condition 35** - states that the submission of any reserved matters application, where layout is to be considered, should be accompanied by a full Crime Impact Statement.

- 3.6 The information (where applicable) has been submitted with this reserved matters application and reference is made to these documents in the Schedule of Supporting Documents at **Appendix II**. Further information is also provided within Section 7 of this Statement.
- 3.7 The following are conditions that will need to be discharged, prior to the commencement of development.
- 3.8 The full wording of each condition is provided on the Decision Notice contained within **Appendix I**, but in summary they cover the following areas

Pre – Commencement

- Condition 15 (Investigation and Risk Assessment)
- Condition 16 (Intrusive Site Investigation)
- Condition 17 (Written Scheme of Investigation)
- Condition 19 (Foul Drainage)
- Condition 20 (Surface Water Drainage Scheme)
- Condition 21 (Construction Method Statement (CMS))
- Condition 22 (Construction Traffic Management Plan (CTMP))
- Condition 23 (Construction Environmental Management Plan Biodiversity (CEMP))
- Condition 24 (Noise Mitigation Measures)
- Condition 25 (Landscape and Habitat Creation and Management Plan)
- Condition 26 (Invasive Weed Management)
- Condition 27 (Arboricultural Impact Assessment)
- Condition 28 (Water Mains)
- Condition 34 (External Lighting Scheme).

Summary

- 3.9 This chapter has detailed the site's planning history, relevant conditions and current status. The outline planning permission requires that several documents are submitted either as part of, or in parallel with the reserved matters application and these considerations have been fully taken into account during the preparation of this reserved matters scheme.

4. Relevant Planning Policy

- 4.1 The Section of the Statement summarises the key planning policies at the national and local level covering design matters which have been considered in formulating the design proposals for the application site.

The Development Plan

- 4.2 The relevant Development Plan for the site currently comprises:
- Rochdale Borough Council, adopted Core Strategy (October 2016);
 - Saved Policies of the Unitary Development Plan (1996 – 2016); and,
 - Places for Everyone, Joint Development Plan (Adopted March 2024)

Rochdale Borough Council Local Plan Strategy

- 4.3 The Rochdale Borough Council Local Plan Strategy ('LPS') was adopted on 19 October 2016. The following planning policies are of relevance to the proposals:
- **Policy C3 (Delivering the right type of housing)** states that the Council intends to deliver the right types of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the Borough. To achieve this, the Council will require a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change.
 - **Policy P1 (Improving image)** states that the Council will require high quality design in all new developments. The policy seeks to ensure that new development improves the image of the borough by:
 - a) Requiring design which is of a high standard, demonstrating innovation and originality;
 - b) Working with developers of major developments to incorporate public art in the design of buildings and spaces or contribute to public art projects as appropriate;
 - c) Helping to 'green' the urban environment, for example by securing tree planting on sites and along streets and roads;
 - d) Promoting the development and re-use of under-used land and buildings, maximising the potential for heritage assets to provide a sense of place and image; and
 - e) Creating people-friendly, safe, vibrant, uncluttered public areas.

- **Policy P3 (Improving design of new development)** states that the Council will require all new developments, including associated landscaping, regardless of location in the Borough, to adhere to high standards of design. The policy sets out specific design principles that should be adhered to wherever relevant, as listed below:
 - Enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;
 - Ensure that buildings contribute positively to the townscape, and are well proportioned;
 - Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate);
 - Provide an appropriate mix of uses and consider the needs of all sections of society;
 - Ensure a development is easy to move through and get around, especially for pedestrians, cyclists, public transport, disabled people and emergency service vehicles;
 - Provide a hierarchy of routes, streets and spaces, relating positively to visual connections between the development and its surroundings;
 - Ensure that the intended functions of buildings and spaces are easily understood, and their entrances appropriately located and visible;
 - Ensure buildings can be easily adapted to meet future/alternative needs of occupants;
 - Minimise impact upon the environment, and help adapt to the impacts of climate change, including by re-using existing buildings and materials (maximising the benefits of existing embodied energy) and utilising sustainable drainage (Policies G1 and G2);
 - Design buildings and spaces so that quality and appearance can be maintained over time; and
 - Reduce the monotony and visual impact of car parking areas by using substantial and well-integrated landscaping.

Policy P3 also highlights that all developments should have regard to the principles outlined in the specified documents (or equivalent documents which replace them), which set out in detail the Council's design expectations for new development, such as the Urban Design Guides SPDs (September 2007). It is emphasised that design and access statements and design briefs must include demonstration of how these design principles have been taken into account in the design of development proposals.

- **Policy DM1 (General Development Requirements)** states that all development proposals will be expected to demonstrate that, for example, they are of a high quality design and take the

opportunity to enhance the quality of the area, and do not adversely affect the amenity of residents users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Saved Policies of the Rochdale Unitary Development Plan ('UDP')

- 4.4 There are no saved policies of within the Rochdale UDP relating to design matters that are relevant to the reserved matters application.

Places for Everyone Joint Development Plan Document (Adopted March 2024)

- 4.5 The Places for Everyone ('PfE') Plan was adopted in March 2024, and forms part of the statutory development plan for each of the nine PfE authorities, including Rochdale. The Plan sets out strategic planning policies which are of relevance to the determination of this application. The relevant policies include:

Sustainable and Resilient Places

- **Policy JP-S1 (Sustainable Development)** states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.
- **Policy JP-S2 (Carbon and Energy)** states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emission, will be supported through a range of measures, namely, there is an expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable;

- a. Be net zero carbon which applies:

from adoption – regulated operational carbon emissions;

from 2028 – to all emissions 'in construction'

From 2025 development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions.

Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:

- i. Minimise energy demand;

- ii. Maximise energy efficiency;
 - iii. Use renewable energy; iv.
 - iv. Use low carbon energy; and,
 - v. Utilise other energy sources.
- **Policy JP-S3 (Heat and Energy Networks)** states that the provision of decentralised energy infrastructure is critical to the delivery of our objectives for low carbon growth, carbon reductions and an increase in local energy generation. Measures have been set out under Policy JP-S3 which seeks to achieve this, and includes delivery of renewable and low carbon energy schemes,
 - **Policy JP-S6 (Resource Efficiency)** states that the achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038.

Places for Homes

- **Policy JP-H3 (Type, Size and Design of New Housing)** states that development across the plan area should seek to incorporate a range of dwelling types and sizes reflecting Local Plan policies, and having regard to masterplans, guidance and relevant local evidence. All new dwellings must:
 - Comply with the nationally described space standards; and
 - Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.
- **Policy JP-H4 (Density of New Housing)** states that new housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. In order to achieve an appropriate mix of housing across the plan area, developments should include the provision of houses and/or apartments having regard to the following and the need to achieve high quality design:
 - 35-70 dwellings per hectare: primarily houses
 - 70-120 dwellings per hectare: mix of houses and apartments

- 120+ dwellings per hectare: primarily apartments, incorporating houses and/or ground-floor duplexes where practicable

Allocations

- Policy JP Allocation 1.1: Heywood / Pilsworth (Northern Gateway) states that development at the site location must:
 - Be in accordance with a comprehensive masterplan, design code and infrastructure phasing and delivery strategy;
 - Be of sufficient scale and quality to enable a significant rebalance in economic growth within the sub-region by boosting the competitiveness of the north of the conurbation and should;
 - Deliver a total of around 1,200,000 sqm of industrial and warehousing space;
 - Deliver around 1,000 additional homes along with a new primary school in the eastern part of the allocation;
 - Deliver around 200 new homes, which includes an appropriate mix of house types and sizes;
 - Deliver an appropriate range of supporting and ancillary services and facilities, such as a new local centre, hotel, leisure and conference facilities;
 - Make provision for new and improved sustainable transport and highways infrastructure;
 - Make provision for affordable housing in accordance with local planning policy requirements;
 - Make financial contributions for offsite additional primary and secondary school provision to meet needs generated by the development;
 - Ensure the design and layout allows for effective integration with surrounding communities, including active travel links and connections to local services, employment opportunities and over the M62 to proposed new development at Simister/Bowlee;

- Retain and enhance existing recreation facilities or, where necessary, make provision for replacement facilities that are equivalent or better in terms of quantity and quality and in a suitable location;
- Make provision for new, high quality, publicly accessible multi-functional green and blue infrastructure;
- Make provision for compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site;
- Strengthen the boundary of the Green Belt to the north of the site around Pilsworth Cottages, Brightly Brook and Pilsworth Fisheries such that they will comprise physical features;
- Ensure that any development is safe from and mitigates for potential flood risk from all sources;
- Provide an appropriate buffer between the development and the motorway/local road network where required to serve multiple functions including air quality, noise, visual mitigation and high-quality landscaping;
- Take appropriate account of relevant heritage assets;
- Carry out a detailed assessment and evaluation of known and potential archaeological sites;
- Consider the extraction of any viable mineral resources within Mineral Safeguarding Areas; and
- Undertake hydrological and ground investigations to determine the extent and quality of any peat identified in the south-western part of the site to inform the potential for restoration and the comprehensive masterplanning of the site which should ensure that the loss or deterioration of any irreplaceable habitat is avoided.

Other Material Considerations

- 4.6 There are a series of other planning policy guidance at local and national levels which are relevant to the determination of this planning application which include:
- Supplementary Planning Documents (SPD's);

- National Planning Policy Framework (NPPF) (December 2024); and
- Planning Practice Guidance (PPG).

Supplementary Planning Documents

Northern Gateway Development Framework (March 2025)

4.7 The Northern Gateway refers to land at Heywood and Pilsworth between junctions 18 and 19 of the M6S motorway and is included as an allocated site in Places for Everyone. The Development Framework is to guide the development of the land and includes:

- Development plans for the site
- Protected areas of the site
- A comprehensive masterplan
- Design principles
- A development guide

Guidelines and Standards for Residential Developments SPD (June 2016)

4.8 The purpose of this guidance is to assist in the process of ensuring high quality design for residential development throughout the Borough and to supplement the Development Management policies and other policies contained within the Core Strategy. It includes details on space standards, car parking and refuse requirements.

Residential Design Guide SPD (September 2007)

4.9 This SPD was produced jointly by Rochdale Metropolitan Borough Council and Oldham Metropolitan Borough Council and discusses various areas surrounding residential design best practice.

National Planning Policy Framework (NPPF)

4.10 The revised NPPF, published in December 2024, contains the Government's most up-to-date planning guidance. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a significant material consideration in the determination of this application. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development.

Planning Practice Guidance (PPG)

- 4.11 On 6th March 2014 the Department for Communities and Local Government launched the online Planning Practice Guidance (PPG) as a web-based resource to further simplify and bring together planning practice guidance for England in an accessible and usable way. The PPG is intended to assist practitioners and provide further guidance on the interpretation of national planning policy within the NPPF. It is therefore a significant material consideration in the determination of the application.

Summary

- 4.12 This Chapter has detailed the key policies of the adopted Development Plan, in addition to relevant national guidance, which has been considered as part of the preparation of the Reserved Matters proposals for this residential development.

5. The Reserved Matters

- 5.1 This chapter provides a description of the detailed proposals for which reserved matters planning permission is sought. The principle of development was approved as part of the hybrid consent and is therefore not for consideration at this stage. As detailed in the Planning Practice Guidance.
- 5.2 A site-wide Design Code Framework has been approved by the Local Planning Authority to ensure adequate consideration of the interrelationships between the phases and the comprehensive design of the site. The design proposals being submitted follow the agreed principles in the Design Code Framework, as is demonstrated in the Design Code Statement, within the Design and Access Statement.

Description of Development.

- 5.3 The reserved matters application proposes:

"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."

Layout

- 5.4 The Planning Layout (reference: SH01-S-SL-003, Rev D) contained at **Appendix IV** illustrates all the necessary detail relating to the layout of the proposed development at the application site. The proposed layout has been designed with an appropriate orientation of the properties, landscaping and boundary treatments to integrate well with the existing grain of the surrounding area, as well as the new development that will be brought forward on the South Heywood site, as part of subsequent phases.
- 5.5 The site layout has been designed to accord with the principles set by the approved site-wide Design Code Framework. The Design and Access Statement includes a Design Code Statement, which details the development's compliance with the Design Code Framework. The layout also accords with the approved uses for this part of site, as specified in the approved Land Use and Height Parameters Plan.
- 5.6 The development of the road layout and landscaping together has been utilised to form a high-quality neighbourhood, designed to reduce vehicle speeds and ensuring good pedestrian and cyclist permeability. There are five raised tables proposed, two of which are incorporated into the highway and change in material where the Public Right of Way route crosses the road.

- 5.7 The houses are all set back from the public footpath in order to give open and inviting streets as well as landscaping which provides privacy and improves the street scene. The continuous active frontages wrap around and frame the areas of public open space and creates focal points within the development.
- 5.8 The development mix meets the requirements of the local area and includes a range and types of dwellings, size and price to create a balanced development. The development is a mix of 1, 2, 3, 4, 5 and 6 bedroom family market housing. Due to the mix of detached & semi-detached, bungalows, apartments it creates a varied street scene of architecture and height.
- 5.9 Overall, the proposals adhere to high standards of design in accordance with Local Plan Policy P3 (Improving Design of New Development) as well as the design principles set out in the Northern Gateway Development Framework.

Scale

- 5.10 The proposed residential scheme will comprise predominantly 2 storey housing across the site, with the inclusion of 2.5 storey properties sited in strategic locations to add visual interest. The inclusion of dormers adds character and variety to the street scene and have been successfully used in Northstone's other schemes. The inclusion of different housetypes allows for a better mix of homes and overall better design. It is also noted that other nearby approved schemes have implemented dormers and as such there is a precedent in the area. Furthermore, the approved Design Code requires housebuilders to give thought to how extruding elements can break up the façade and rooflines of the streetscape and therefore the inclusion of dormers achieves this.
- 5.11 The site extends to 8.1 ha in size with a developable area of 5.56 ha and as such the proposed development results in a density of 33.5 dph based on 186 units being delivered. Densities across the site should vary between 28-35 dwellings per hectare and as such, the proposals comply with the approved Design Code as well as PpE Policy JP-H4 (Density of New Housing) which requires development to be delivered at a density appropriate to the location.
- 5.12 Table 1 provides the following is a list of the proposed house types for the site:

Table 1: Accommodation Schedule

Housetype	Bed Description	Storeys	Quantity
0563	1 Bed Appt	1	4
0633	1 Bed Appt	1	4
0760	2 Bed Bungalow	1	1
0765	2 Bed House	2	6
0923	3 Bed House	2	14
0990	3 Bed House	2	26
1047	3 Bed House	2	30
1164	4 Bed House	2	24
1300	4 Bed House	2	27
1354	4 Bed House	2.5	18
1385	4 Bed House	2	12
1620	4 Bed House	2	7
1940	5 Bed House	2	12
2205	6 Bed House Multi-generational	2	1

Total
186

- 5.13 All houses meet National Design Space Standards (NDSS) and are designed to be adaptable and flexible to changing user needs to be M4(2) compliant. The only exception to this are the first floor maisonettes which will be delivered as M4(1).
- 5.14 In addition, the houses have been designed with a 'fabric first' approach including improved insulation beyond the Part L requirements to reduce energy consumption as well as using low carbon and renewable materials where possible, including use of solar PV's in addition to water efficient appliances to promote responsible water usage.
- 5.15 The proposals comply with PfE Policy JP-H3 (Type, Size and Design of New Housing) which requires new dwellings to comply with NDSS and be built to be accessible and adaptable.

Appearance

- 5.16 The proposed design creates a cohesive place designed as a new neighbourhood whilst taking account of local character to ensure that the design will fit into its surroundings.
- 5.17 The material selection provides an opportunity to place make and create a strong character, identity and legibility through the development. The proposed materials, include a selection of red brick, buff brick as well as a black cladding feature (hardie plank). These have been selected in response to the local context as well giving consideration of the proximity to the new local centre and the aspirations for creating a sense of place. Inclusion of some black cladding offers a complimentary contrast material and is a signature material used on other Northstone developments. Upon review of the site's history, it is noted that the former dwelling house positioned to the south west of the site was constructed of materials which were of a similar colour, texture and appearance. On this basis, the use of hardie plank gives a positive reference to the character and history of the site.
- 5.18 For further details on design please refer to the submitted Design and Access Statement and supporting drawings including the Materials Plan.
- 5.19 The proposals comply with Local Plan Policy DM1 (General Development Requirements) which requires developments to be of a high quality design and overall enhance the quality of the area.

Affordable Housing

- 5.20 The application is supported by a letter from RBC in accordance with the requirements of the Section 106 Agreement, which sets out that there is no requirement to deliver affordable housing as part of this phase of development.

Public Open Space and Landscaping

- 5.21 Public Open Space (POS) requirements are considered in the S106 Agreement under Schedule 2 / Part 3 / Item 5 which requires the submission of a POS Plan. The submitted plan (reference: SH01-P-POS-001) details the extent of POS and a timetable for its construction, in accordance with the S106 requirements. The timetable is as follows:

- Area 1 (SUDs Basin): 0-6 months
- Area 2 (Southern Linear POS): 7-12 months
- Area 3 (Eastern Linear POS): 13-18 months
- Area 4 (Western Linear POS): 19-24 months
- Area 5 (Internal Linear POS): 25-30 months

- 5.22 The plan also stipulates that all POS is to be completed and delivered before 167 plots have been completed. The above is subject to the delivery programme and also planting seasons, should the installation of the POS not be suitable due to planting seasons it will be delivered at the soonest opportunity.

- 5.23 The submitted landscaping plan (reference: P25-1945_EN_0001) prepared by Pegasus details the proposed POS and landscaping for the site. The following design principles have been followed when preparing the proposed landscape scheme for the site:

- Buildings to be set back from the existing tree and hedgerows to protect the features and provide an attractive setting;
- Enhance existing features by adding buffer zones and landscaped public open space areas in the adjacent area;
- Introduction of a range of local native species;
- Green links throughout the development;
- Inclusion of a swale to assist with surface water management;

- Tree planting on primary routes within the site;
- Mix of habitats in public open space, including wildflower meadow areas, grassed areas, flower beds etc;
- Continuous active frontages wrap around and frame the areas of public open space. This also provides natural surveillance;
- Public Open Space area to the north east of the site and use of SUDs at the front of the site overlooking Queen Elizabeth II Way provide focal points and entranceways to the scheme;
- The POS to the north east comprises a flexible linear parking using planting, earthworks and meadows to define a flexible central lawn circled by a 250m activity loop that provides opportunities for information recreation such as running, cycling, rollerblading etc.
- The POS to the south of the site incorporates an area of maintained lawn with earth mounds interspersed with recycled logs as well as providing informal access and recreational space;
- The POS to the west of the site includes a surfaced path set within existing and proposed vegetation, with integrated 'rest' areas, providing access and recreation within linear green infrastructure;
- Hedgerows with trees define the edge of the development and provide some screening to and from Hareshill Road / Queen Elizabeth II Way. Existing mature hedgerows to the northwestern boundary to be managed and maintained;

5.24 Overall, the proposals adhere to high standards of landscape design in accordance with Local Plan Policy P3 (Improving Design of New Development).

Access

5.25 At the time of the hybrid application, it was proposed to provide two vehicular access points to serve the site. However, further discussions were held between Russell Homes and Rochdale Borough Council (RBC), supported by detailed technical analysis, regarding the downgrade of the western access to a pedestrian / cycle / emergency access point which has been agreed to be confirmed through the reserved matters application. It was confirmed through the pre-application advice that this downgrading would not trigger condition 31 and require a junction assessment, the principle of this has been deemed acceptable to support both Phases of Hareshill. As such, this reserved matters application, provides vehicular access via a junction on Queen Elizabeth II Way, also providing access for pedestrians and cyclists at this point. A secondary access is also proposed for pedestrians and cyclists (and emergency vehicles) along Queen Elizabeth II Way.

5.26 Access into the site is illustrated on Proposed Layout prepared by Northstone and has been designed to provide a strong modern frontage to the new link road, Queen Elizabeth II Way. The road layout gives an efficient road layout for easy navigation, with change in surfaces making the hierarchy of roads clear.

The existing Public Right of Way location has been utilised as a feature within a linear public open space which units are designed to face onto, and will connect to the local centre.

Parking

5.27 Properties have been designed to feature in curtilage parking and will generally measure as 2.5m by 5m with 6m manoeuvring space in front. Where parking is stacked, the area is increased to 3 by 5m to ensure circulation space. Parking standards are as follows;

- 1 bed: 1 parking space
- 2 – 3 bed: 2 parking spaces;
- 4+ bed: 3 parking spaces.

5.28 To ensure a mix of options, the largest housetypes (1620, 1940 and 2205) will include a carport as default with the option to upgrade to a single garage subject to the home owners preference.

5.29 Secure cycle parking is proposed to be secured within buildings or sheds provided in rear gardens. All units are provided with a garden shed and houses that are over 4 bedrooms will include a larger shed.

Refuse

5.30 Refuse and recycling requirements have been given consideration during the design process. As a result, each property will be provided with adequate storage for 4 wheeled bins and a street food waste within the rear garden in compliance with the Residential Development SPD, Appendix 1. All plots will have an access route from the rear garden area to the highway at the front of the property, enabling bins to be left out on the relevant collection day. Where required, bin collection points have been included on shared drives to mitigate bins left in the carriageway on collection day.

Summary

5.31 It has been demonstrated within this Planning Statement that the proposed development is acceptable in design terms, in respect of its appearance, layout, scale and landscaping details and constitutes sustainable development, having regard to national and local planning guidance.

5.32 The design and development of the scheme has been through a collaborative process which has allowed for a positive design solution to be provided on this site and the scheme accords with the principles established as part of the “outline” element of the hybrid planning permission and aspirations of the regeneration proposals for the South Heywood Sustainable Urban Extension.

5.33 The submitted Design and Access Statement demonstrates that the proposed development accords with the site-wide Design Code Framework that has been approved through the discharge of planning condition 12 of the hybrid planning permission.

6. Assessment of Application Proposals

Reserved Matters Conditions

- 6.1 As set out earlier in this Statement, there are a series of conditions that were attached to the “outline” element of the hybrid consent, which require information to be submitted in support of reserved matters applications for development pursuant to the outline planning permission. Table 1 below details the full wording of the conditions which are being discharged through the submission of this reserved matters application and how each condition is complied with.

Table 1. Compliance with planning conditions (attached to hybrid application 16/01399/HYBR – Schedule 2)

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
1	Reserved Matters Details Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") in any phase shall be submitted to and approved in writing by the local planning authority before any development in that phase begins and the development shall be carried out as approved.	This application seeks reserved matters approval for Phase 3 of residential development within the remit of the hybrid permission. The plans submitted for approval as part of this application includes detail of the layout, appearance, scale and landscaping of the proposals. This condition is therefore satisfied.
2	Timing for Reserved Matters Application for approval of the first reserved matters shall be made to the local planning authority not later than three years from the date of this permission, and application for approval of all remaining reserved matters shall be made within sixteen years from the date of this permission.	This reserved matters application is submitted in accordance with these timescales. This condition is therefore satisfied.

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
12	Design Code Prior to the submission of any reserved matters application, a phase related Design Code Framework for the whole of the development shall be submitted to and approved in writing by the local planning authority. The submitted Design Code shall accord with the submitted Addendum to Design and Access Statement, reference Document: 4846 GRA South Heywood DAS Addendum, dated August 2017 and shall include the following details for each phase: a) a full and detailed design analysis of the surrounding built form and its key characteristics; b) a design approach which reflects and builds on these identified characteristics; c) approximate housing numbers, mix and density, identifying development blocks with an indication of building heights; d) the location of landmark buildings and key frontages; e) the approximate location, number and mix of affordable housing units; f) off-street parking arrangements; g) landscape treatments; h) areas of public open space, totalling 13.5 ha in area, indicating their function, facilities to be provided and their location; i) access and circulation including footpaths and cycleways.	Following approval of the hybrid application a Design Code Framework was prepared and submitted to RBC. This condition was discharged on 23rd February 2021 under permission reference 20/01423/DOC. This application is supported by a Design and Access Statement including a Design Code Statement, which has been prepared by Northstone. This demonstrates compliance with the site's location within the Hareshill Character Area. This condition is therefore satisfied.
13	Phasing Plan Prior to the submission of any reserved matters application, a detailed and comprehensive Phasing Plan and Programme for the development, presenting its holistic delivery, shall be submitted to and approved in writing by the local planning authority. The submitted details shall indicate the extent of each phase, the sequence of development, the approximate number of units proposed within each phase and the associated timetable of works, and shall broadly accord with the development layout indicated in the Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev S and the approved Design Code framework. The Phasing Plan and Programme will be updated and resubmitted with each subsequent reserved matters application.	This application is supported by a detailed Phasing Plan and programme for the development as a whole. This condition is therefore satisfied.
14	Finished Floor Levels The submission of any reserved matters application shall include plans showing the finished floor levels of the proposed buildings in relation to the existing and proposed ground levels of the surrounding land. No development shall take place until this submitted plan is approved by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved plan.	This application is supported by finished floor levels plans, prepared by AJP Engineers. This condition is therefore satisfied.

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
18	Drainage Strategy The submission of any reserved matters application should be accompanied by an updated Drainage Strategy for foul and surface water based on sustainable drainage principles. The strategy shall be in accordance with the principles established in Chapter 12 Drainage and Flood Risk of the submitted Environmental Statement and Appendix 12.1 Flood Risk Assessment and Surface Water Management Strategy of the submitted Environmental Statement.	This application is supported by a Drainage Strategy prepared by AJP. This condition is therefore satisfied.
33	Full Travel Plan The submission of any reserved matters application for residential uses, the new primary school, shops, professional/financial services, restaurants/cafes or hot food takeaways should be accompanied by subsidiary Full Travel Plan(s) (FTP) for each phase of development. The FTP must be submitted to and approved in writing by the Local Planning Authority, and shall be implemented and reviewed in accordance with the timetable set out in the Framework Travel Plan. The FTP shall then be implemented as approved. (as amended by application 20/01270/ANM, dated 28/10/20).	This application is supported by a Travel Plan prepared by Eddisons. This condition is therefore satisfied.
35	Crime Impact Statement The submission of any reserved matters application, where layout is to be considered, should be accompanied by a full Crime Impact Statement, which appraises the design and layout of the developed proposals for each phase or part phase. Each full Crime Impact Statement shall incorporate the recommendations contained within section 3.3 and section 4 of the appendices, of the submitted Crime Impact Statement dated (31/08/2017 - URN:2017/0359/CIS/01). The development shall thereafter be constructed in accordance with the approved details.	This application is supported by a Crime Impact Statement prepared by Greater Manchester Police. This condition is therefore satisfied.

Pre Commencement Conditions

- 6.2 Table 2 below details the pre-commencement conditions and the information provided as part of this reserved matters application in order to fully comply with the requirements of these conditions.

Table 2. Compliance with pre-commencement planning conditions (attached to hybrid application 16/01399/HYBR – Schedule 2)

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
15	Ground Investigation and Risk Assessment No development shall take place in any phase of development until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include: i) a survey of the extent, scale and nature of contamination ii) an assessment of the potential risks to: - o human health, - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, - o adjoining land, - o groundwaters and surface waters, - o ecological systems, - o archaeological sites and ancient monuments; iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.	This application is supported by a Phase I and Phase II Geoenvironmental Site Assessment as well as a Remediation Strategy prepared by E3P. This condition is therefore satisfied.

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
16	Intrusive Ground Investigation No development shall take place on any phase of development until the following information has been submitted to and approved in writing by the local planning authority for that particular phase: i) The submission of a scheme of intrusive site investigations for the mine entry for approval; ii) The submission of a scheme of intrusive site investigations for the shallow coal workings for approval; iii) A plan detailing the timetable and methods of undertaking of both of the schemes of intrusive site investigations. In the event that the site investigations confirm the need for remedial works to treat the mine entry and areas of shallow coal mine workings to ensure the safety and stability of the proposed development, the following information should be included with the submission of any reserved matters application: i) The submission of a report of findings arising from both of the intrusive site investigations; ii) The submission of a layout plan which identifies an appropriate zone of influence for the mine entry on site, and the definition of a suitable 'no-build' zone; iii) The submission of a scheme of treatment for the mine entry on site for approval iv) The submission of a scheme of remedial works for the shallow coal workings for approval; The remedial works shall be carried out in accordance with the approved details prior to the commencement of any development on site.	This application is supported by a Phase I and Phase II Geoenvironmental Site Assessment as well as a Remediation Strategy prepared by E3P. This condition is therefore satisfied

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
17	Archaeological Investigation No development shall take place on any phase of development until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works for that particular phase. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following: a) A phased programme and methodology of investigation and recording to include: - a historic building survey - archaeological evaluation - informed by the above, more detailed targeted excavation (subject of a new WSI) b) A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the archaeological and historical interest represented.	This reserved matters application is supported by a Written Scheme of Investigation prepared by Orion Heritage. This condition is therefore satisfied
19	Foul Drainage Scheme No development shall take place within any phase of development until a foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure has been submitted to and approved in writing by the local planning authority. The details shall include the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge. Foul and surface water shall drain on separate systems. The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details.	This application is supported by a Drainage Strategy prepared by AJP. This condition is therefore satisfied

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
20	Surface Water Drainage Scheme No development shall take place within any phase of development until a surface water drainage scheme for that phase has been submitted to and approved in writing by the local planning authority. The submitted scheme shall include details of a: surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and the hierarchy of drainage options in the national planning practice guidance with evidence of an assessment of site conditions and an assessment of the potential for infiltration shall be submitted to and approved by the local planning authority in writing. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements is also required to be submitted. The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved surface water drainage scheme for that phase has been completed in accordance with the approved details.	This application is supported by a Drainage Strategy prepared by AJP. This condition is therefore satisfied

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
21	Construction Method Statement No development shall take place (including any site clearance works) on any phase of development until a Construction Method Statement (CMS), which shall include the following: i) the amount of construction vehicles movements and vehicular routes ii) construction delivery hours iii) the parking of vehicles of site operatives and visitors; iv) loading and unloading of plant and materials; v) storage of plant and materials used in constructing the development; vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; vii) wheel washing facilities; viii) measures to control the emission of dust and dirt during construction; ix) a scheme for recycling/disposing of waste resulting from demolition and construction works; x) details of noise reduction measures xi) measures for the protection of the natural environment from accidental spillages, dust and debris; xii) hours of construction, including deliveries; and xiii) measures for protection of the existing water mains and sewers within the site. xiv) Details of post construction restoration of public rights of way. For that particular phase has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CMS during the construction period.	This application is supported by a Construction Method Statement prepared by Northstone. This condition is therefore satisfied

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
22	Construction Traffic Management Plan No development shall take place within any phase of development, including any works of excavation or demolition, until a detailed Construction Traffic Management Plan (CTMP) to include the following: • Construction operating hours and vehicle delivery hours. • Location of proposed construction compounds and lay-down areas. • On-site construction vehicle parking and manoeuvring. • Staff parking arrangements and details of supporting staff /operative travel management initiatives, including encouraging staff travel outside of the traditional AM & PM 'rush hour' periods. • Off-site construction HGV routing for each delivery phase. • Driver incentive / disciplinary procedures to ensure suitable HGV routing. • Construction HGV haulage route signage strategy. • Construction vehicle cleansing procedures and details of load sheeting / covered load policy. • Management and procedures for access by abnormal loads. • Programmed duration and timing of short term material import / export HGV campaigns. • Programmed temporary road closure / temporary traffic management works and details of supporting information campaigns as relevant. • For that particular phase has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CTPM during the construction period.	A Construction Traffic Management Plan has been prepared by Northstone. This condition is therefore satisfied.

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
23	Construction Environment Management Plan (Biodiversity) No development shall take place on any phase of the development (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) for that particular phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following: i) Identification of "biodiversity protection zones". ii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). iii) The location and timing of sensitive works to avoid harm to biodiversity features. iv) The times during construction when specialist ecologists may need to be present on site to oversee works. v) Responsible persons and lines of communication. vi) Use of protective fences, exclusion barriers and warning signs. The approved CEMP for each phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.	A Construction Environment Management Plan has been prepared by Collington Winter (reference: 20-3233). This condition is therefore satisfied

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
24	Noise Mitigation Scheme No development shall take place on any phase of development until a scheme of noise mitigation measures has been submitted to and approved in writing by the Local Planning Authority, demonstrating that all residential units within that particular phase of development shall achieve the following internal and external noise levels: • 35 dB(A) Leq (16 hour) in the bedrooms between the daytime hours 7 am and 11pm to protect daytime resting; • 30 dB(A) Leq (8 hour) in the bedrooms between the night-time hours of 11pm and 7am; • 35 dB(A) Leq (16 hour) in the living room/s between the daytime hours of 7 am and 11pm; • 40 dB(A) Leq (16 hour) in any dining rooms during daytime hours; • Noise in external amenity areas shall aim to achieve the guideline values given in BS8233:2014 and ProPG or the lowest practicable levels in accordance with BS8233:2014 and ProPG; to a maximum of 58 dB(A); • Maximum instantaneous sound levels should not exceed 45 dB(A) Lmax, fast measured in bedrooms more than 10 times per night; and • Any sound associated with existing and/or proposed industrial/commercial premises shall not result in the predicted Rating Level exceeding the existing typical Background Sound Level at the closest existing or proposed receptors (LA,r = LA90). All works which form part of the approved scheme shall be completed before the residential units within that phase are occupied and retained thereafter.	A Noise Mitigation Scheme has been prepared by Hann Tucker Associates (reference: 32648/RP1 Rev 2). This condition is therefore satisfied.

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
25	Landscape and Habitat Creation and Management Plan No development shall take place on any phase of development until a Landscape and Habitat Creation and Management plan (LHCM) for that particular phase has been submitted to, and be approved in writing by, the local planning authority. The content of the LHCM shall include the following. a) Description and evaluation of features to be created and/or managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). g) Details of the body or organization responsible for implementation of the plan. h) Ongoing monitoring and remedial measures. The LHCM should set out how net gain in biodiversity (habitat enhancement) will be achieved on the site and include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The Plan should also set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved Plan should be implemented in accordance with the approved details.	A Landscape and Habitat Creation and Management Plan has been prepared by Collington Winter (reference: CW20-3233 Rev I)
26	Method Statement for Invasive Plant Species No development shall take place on any phase of development, until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species and Japanese Knotweed, within that particular phase, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.	An Invasive Weed Management Plan has been prepared by Nightingale Environmental Ltd (ref: NIG/DN25072). This condition is therefore satisfied.

No.	Condition Description	Compliance / Drawing Ref No / Report Ref No.
27	Arboricultural Impact Assessment No development shall take place on any phase of development until a further Arboricultural Impact Assessment report detailing the impact on the trees within and adjacent to the site relating to that particular phase of development has been submitted to and approved by the Local Planning Authority. The assessment shall include a scheme of tree and hedgerow protection measures in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction' incorporating both above and below ground measures to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the protection measures contained within the duly approved scheme throughout the construction period.	This application is supported by an Arboricultural Impact Assessment (reference: TRE/SH/HRN/RevG) and Arboricultural Method Statement (reference: TRE/SH/HRN/Rev G) prepared by AMC. This condition is therefore satisfied.
28	Details for protecting water mains No development shall take place until details of the means of ensuring the water mains within the site boundary are protected from consequential damage during the construction and operational life of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.	This application is supported by a Technical Note prepared by Brookbanks (reference: 01 Rv1 November 2025) which outlines the strategy for protecting United Utilities infrastructure at the site. This condition is therefore satisfied.
34	Lighting Details No development shall take place within any phase of development until details of all external lighting relevant to that phase has been submitted to and approved in writing by the local planning authority. The lighting shall be installed, operated and maintained in accordance with the approved details.	A full package of information has been prepared by HDS Lighting – full schedule of drawings and information is enclosed in submission schedule at Appendix 2. This condition is therefore satisfied.

6.3 Table 3 below highlights the relevant parts of the Section 106 Agreement signed in relation to the hybrid permission, which is required to be addressed through the submission of the reserved matters application. The table below identifies the steps taken to address the relevant requirements.

Table 3. Compliance with Section 106 Agreement (attached to hybrid application 16/01399/HYBR)

Reference	Requirement	Compliance / Drawing Ref No / Report Ref No.
Schedule 2 / Part 3, Item 5	Public Open Space Plan States that every reserved matters application for residential development shall include a Public Open Space Plan showing details of the public open space to be delivered within that phase, including the location and timing of construction. Item 6 requires the Public Open Space Plan to be agreed prior to the commencement of development on that phase, and for it to be implemented prior to the completion of 90% of dwellings within that phase.	Please refer to Public Open Space Plan (reference: SH01-P-POS-001) prepared by Northstone. This sets out the following timescales: - Area 1: 0-6 months - Area 2: 7-12 months - Area 3: 13-18 months - Area 4: 19-24 months - Area 5: 25-30 months (subject to delivery, all POS to be complete and delivered before 167 plots have been completed).
Schedule 2 / Part 4, Item 1	Viability Assessment Includes a requirement to submit a Viability Report either before or with any reserved matters application for residential development. Item 2 indicates that it is for the Council to decide whether any affordable housing contribution should be via on-site provision or financial contribution.	Please refer to letter addressed to Gary Lynch (dated 13 August 2025) signed by Melanie Hale of RBC, to confirm that the Financial Viability Assessment carried out and prepared by LSH which concludes Phase 1A of the development cannot reasonably support the provision of affordable housing due to the high costs of off-site infrastructure and other planning obligations mandated as part of the S106 agreement, is confirmed to be acceptable to the Council and that Plot 3 Phase 1A is not required to provide affordable housing on site or make an off-site financial contribution.
Schedule 2 / Part 7, Item 1	Phase Plan Sets out a requirement to submit an updated phasing plan with every reserved matters application.	Please refer to the Illustrative Phasing Plan (reference: SP(90)119/M prepared by Arcadis.

7. Summary and Conclusions

- 7.1 This Supporting Planning Statement has been submitted in support of a reserved matters application pursuant to the "outline" element of hybrid planning permission reference: 16/01399/HYBR. The proposed description of development is as follows:

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

- 7.2 The application seeks approval for the reserved matters namely the layout, scale, appearance and landscaping. The proposed development has been carefully designed to a high standard, providing all the key elements to ensure the future creation of a sustainable community, having regard to the hybrid approval, the approved Design Code Framework for South Heywood and the relevant policies of the Development Plan. Overall, this reserved matters application seeks permission for a total of 186 dwellings and associated infrastructure.
- 7.3 The application is supported by a suite of technical drawings and supporting information to enable the Council's swift determination of the application. The Supporting Planning Statement demonstrates that the application proposals are fully compliant with the requirements of the conditions imposed on the hybrid planning permission which relate to the reserved matters submission, together with the relevant sections of the Section 106 Agreement as well as relevant Local Plan and PfE policies.
- 7.4 On this basis, Northstone respectfully requests that the Council approves this reserved matters application without delay.

Appendix I

Hybrid Planning Permission

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 16/01399/HYBR

Name and address for correspondence:	Applicant name:
Mr Philip Grant HOW Planning 40 Peter Street Manchester M2 5GP	Russell Homes (UK) Ltd

Part I - Particulars of Application

Date of Application: 22 November 2016

Proposal:	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)
Location:	Land Bound By Manchester Road, Hareshill Road And Pilsworth Road , West Of Junction 19 Of The M62, Rochdale, ,

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **Granted subject to conditions** for the carrying out of the development referred to in Part I above subject to Schedules 1 and 2.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

SCHEDULE 1 – CONDITIONS RELATING TO THE FULL PLANNING PERMISSION

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.

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

A0/2001345/100/001 Rev A (General Arrangement)
A0/2001345/100/002 Rev A (General Arrangement Sheets 1 of 6)
A0/2001345/100/002 Rev A (General Arrangement Sheet 2 of 6)
A0/2001345/100/002 (General Arrangement Sheet 3 of 6)
A0/2001345/100/002 (General Arrangement Sheet 3a of 6)
A0/2001345/100/002 (General Arrangement Sheet 4 of 6)
A0/2001345/100/002 (General Arrangement Sheet 5 of 6)
A0/2001345/100/002 (General Arrangement Sheet 6 of 6)

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Adopted Rochdale Core Strategy, the saved policies in the Adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 No development shall take place until a scheme of detailed engineering drawings of the link road, new and amended junctions and other highway works, together with a Stage 2 Road Safety Audit, Designer's Response / Exemption Report and Traffic Signal information for the works has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- (i) A general arrangement / layout, based on a topographical survey and to a scale not less than 1:200, showing the existing and proposed carriageways, pedestrian and cycle facilities/routes, refuges / islands, visibility splays and laybys;
- (ii) Specification details for each type of carriageway, footway, cycleway, verge and footpath;
- (iii) Full details of the surface water drainage proposals (including hydraulic modelling);
- (iv) Details of all proposed street lighting, signage (including VMS), CCTV, markings, structures, crossing points, vehicle restraint systems, width restrictions and street furniture.
- (v) Details of proposed traffic signal-controlled junctions and controlled crossings;
- (vi) Details of proposed parking and loading restrictions and other traffic orders
- (vii) Details all structures and earthworks (including details of pedestrian guardrails)
- (viii) Details of replacement / amended bus facilities (including details of shelters)
- (ix) Details of all highway landscaping

The detailed layout shall be based on the drawings submitted in support of the application, and modified, as required to take into account the comments of the Stage 2 Road Safety Audit.

No part of the link road hereby approved shall be brought into use until the highway works listed above have been constructed in accordance with the approved scheme.

Reason: In the interests of highway safety and design, in accordance with policies DM1 and T2 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a new highway.

- 4 No development shall take place until full design and construction details, including all geotechnical and structural design requirements, of the required improvements to the J19 M62 Scheme, have been submitted to and approved by the local planning authority, in consultation with the Secretary of State for Transport, and shown in outline Drawing number A0/2001345/100/001 Rev A, dated 19 January 2017, prepared by Rochdale Council. The details to be submitted shall include:

- How the scheme interfaces with the existing highway alignment, details of the carriageway markings and lane destinations,
- Widening of the A6046 Middleton Road south approach to the junction to accommodate a two-lane flared approach,
- Full signing and lighting details,
- Confirmation of full compliance with current Departmental Standards (DMRB) and Policies (or approved relaxations/departures from standards),
- An independent Stage Two Road Safety Audit (taking account of any Stage One Road Safety Audit recommendations) carried out in accordance with current Departmental Standards (DMRB) and Advice Notes.

No development shall be brought into its intended use, until the highway improvements have been constructed in accordance with the approved scheme.

Reason: To ensure that the trunk road network continues to fulfil its purpose as a national system of routes for through traffic, maintaining the safety of traffic on the road in accordance with Section 10 (2) of the Highways Act 1980 and policies DM1 and T2 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a new highway.

- 5 No development shall take place until a drainage design for the link road, including a drainage design of any culvert and stream crossings of the Link Road (in accordance with Design Manual for Roads & Bridges Vol 4 Section 2 Part 7 - Design of Outfall and Culvert Details) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:- details of the Filter Drains, including the connecting network and outfalls as well as attenuation storage and outlet flow controls and or other methods to meet greenfield runoff rates and timescales for implementation. It should also ensure that no surface water, highway drainage or land drainage shall discharge directly or indirectly into the existing public sewerage systems and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be implemented in accordance with the approved details and timescales.

Reason: In the interests of highways safety, in accordance with policies DM1, P3 and T2 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

- 6 No development shall take place until details of the means of ensuring the water mains within the site boundary are protected from consequential damage during the construction and operational life of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interest of public health, to ensure protection of public water supply and in order to allow sufficient access for maintenance and repair work at all times, and as required by United Utilities.

Reason for pre-commencement condition: To ensure the public water supply is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

- 7** No development shall take place until the implementation of a programme of archaeological works has been secured. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:

a). A phased programme and methodology of investigation and recording to include:

- a historic building survey
- archaeological evaluation
- informed by the above, more detailed targeted excavation (subject of a new WSI)

b). A programme for post investigation assessment to include:

- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

c). Dissemination of the results commensurate with their significance.

d). Provision for archive deposition of the report and records of the site investigation.

e). Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the opportunity for archaeological investigation is undertaken as part of pre-commencement works on site in the public interests of recording and advancing understanding of the archaeological heritage of the site.

- 8** No development, other than works required to discharge this condition, shall commence until intrusive site investigation works have been undertaken and the findings of those investigative works have been submitted to and approved in writing by the local planning authority. In the event that the site investigations confirm the need for remedial works to ensure the safety and stability of the proposed development, no development shall commence until the full details of those remedial works have been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out only in accordance with the approved details.

Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure the need for any remedial works is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

- 9** No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning

Authority before any development takes place. The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- ii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.

- 10** No development shall take place (including any site clearance works) until a Construction Method Statement (CMS), which shall include the following has been submitted to, and approved in writing by the Local Planning Authority:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- viii) details of noise reduction measures;
- ix) measures for the protection of the natural environment from accidental spillages, dust and debris;
- x) hours of construction, including deliveries; and
- xi) measures for protection of the existing water mains and sewers within the site.
- xii) Details of post construction restoration of public rights of way.

The approved CMS shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CMS during the construction period.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

- 11** No development shall take place, including any works of excavation or demolition, until a detailed Construction Traffic Management Plan (CTMP) to include the following has been submitted to, and approved in writing by the Local Planning Authority:

- Construction operating hours and vehicle delivery hours.
- Location of proposed construction compounds and lay-down areas.
- On-site construction vehicle parking and manoeuvring.
- Staff parking arrangements and details of supporting staff /operative travel management initiatives, including encouraging staff travel outside of the traditional AM & PM 'rush hour' periods.
- Off-site construction HGV routing for each delivery phase.
- Driver incentive / disciplinary procedures to ensure suitable HGV routing.
- Construction HGV haulage route signage strategy.
- Construction vehicle cleansing procedures and details of load sheeting / covered load policy.
- Management and procedures for access by abnormal loads.
- Programmed duration and timing of short term material import / export HGV campaigns.
- Programmed temporary road closure / temporary traffic management works and details of supporting information campaigns as relevant.

The approved CTPM shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CTPM during the construction period.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will generate a number of vehicular movements an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

- 12** No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) to include the following has been submitted to, and approved in writing by the Local Planning Authority:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CEMP during the construction period.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

- 13** No development shall take place (including demolition, ground works, vegetation clearance) until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species and Japanese Knotweed, within the site, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy G6 of the adopted Rochdale Core Strategy.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the natural environment prior to commencement of any works taking place.

- 14** No site clearance, preparatory work or development shall take place until a further Arboricultural Impact Assessment report detailing the impact on the trees within and adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The assessment shall include a scheme of tree and hedgerow protection measures in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction' incorporating both above and below ground measures to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the protection measures contained within the duly approved scheme throughout the construction period.

Reason: In order to protect existing trees on the site and ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3, G6 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

- 15** Notwithstanding the details shown on the approved plans, no development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following the development hereby permitted being brought into use, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by

trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure satisfactory details which will enhance a key development site.

- 16** No development shall take place until details of the finished site levels of the proposed highway and associated landscaping in relation to existing ground levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 17** No development shall take place until a scheme of noise mitigation measures for existing neighbouring residential properties has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the design, appearance, height and siting of the acoustic fencing set out in pages 59-60 of Chapter 15 of the Environmental Statement. All works which form part of the approved scheme shall be completed before the commencement of development and retained thereafter.

Reason: To safeguard the living conditions of existing residents in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

- 18** No drainage system for the infiltration of surface water drainage into the ground where contamination has been identified is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

- 19** No external lighting shall be installed along the link road or anywhere else on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the location, size, design of luminaires and fittings, the type and power output of light sources with illumination levels, the location and design of any associated equipment. The lighting design for the site should be designed to minimise impacts on bats, which are known to be present on the site. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and highway safety in compliance with policies DM1, P3, T2 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 20** No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for

the protection of nesting birds during the period of works on site. The development shall be carried out in accordance with any agreed mitigation strategy.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

SCHEDULE 2 – CONDITIONS RELATING TO THE OUTLINE PLANNING PERMISSION

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 (ALL MATTERS RESERVED FOR FUTURE CONSIDERATION EXCEPT ACCESS).

- 1 Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") in any phase shall be submitted to and approved in writing by the local planning authority before any development in that phase begins and the development shall be carried out as approved.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

- 2 Application for approval of the first reserved matters shall be made to the local planning authority not later than three years from the date of this permission, and application for approval of all remaining reserved matters shall be made within sixteen years from the date of this permission.

Reason: To be imposed pursuant to Section 92 of the Town & Country Planning Act 1990 for those parts of the application submitted for outline permission only, and that the time period reflects the separated, phased development programme.

- 3 The development hereby permitted shall begin not later than two years from the date of approval of the first of the reserved matters to be approved, and development of any subsequent phase shall begin not later than two years from the date of approval of the reserved matters for that phase.

Reason: To be imposed pursuant to Section 92 of the Town & Country Planning Act 1990 for those parts of the application submitted for outline permission only, and that the time period reflects the separated, phased development programme.

- 4 The number of dwellings to be constructed on the site shall not exceed 1000.

Reason: To define the quantum of residential development, restricting it to ensure that it constitutes enabling development and accords with the Environmental Statement.

- 5 The development hereby permitted shall provide no more than 2,500m² of floorspace for uses within Use Classes A1, A2, A3 and A5 of the Town and Country Planning (Use Classes) Order (as amended).

Reason: In the interests of protecting the vitality and viability of town centres in accordance with policies E1, E2 and E3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 6 The development hereby permitted shall provide no more than 1250 m² of floorspace (GIA) for use within Use Class A1 of the Town and Country Planning (Use Classes) Order (as amended) of which any convenience goods food store shall not exceed 500m² of floor space (GIA).

Reason: In the interests of protecting the vitality and viability of town centres in accordance with policies E1, E2 and E3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

- 7 The development hereby permitted shall provide no more than 250m² of floor space within the development to be permitted for individual units falling within Use Classes A2,

A3 and A5 of the Town and Country Planning (Use Classes) Order (as amended)

Reason: In the interests of protecting the vitality and viability of town centres in accordance with policies E1,E2 and E3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8** The development hereby permitted shall provide no more than 500m² of floorspace (GIA) for use within Use Class A5 of the Town and Country Planning (Use Classes) order (as amended).

Reason: In the interests of protecting the vitality and viability of town centres in accordance with policies E1,E2 and E3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 9** Notwithstanding the provisions of the Town and Country Planning Use (Classes) order as amended the change of use of the remaining 1250m² of floorspace (GIA) for use within Use Classes A2, A3 and A5 of the Town and Country Planning (Use Classes) order (as amended) to Use Class A1 shall not be permitted.

Reason: In the interests of protecting the vitality and viability of town centres in accordance with policies E1,E2 and E3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 10** The development hereby permitted shall provide no more than 94,819m² of floorspace (GIA) for use within Use Class B8 of the Town and Country Planning (Use Classes) order (as amended) and no more than 40,637 m² of floorspace (GIA) for use within Use Class B2 of the Town and Country Planning (Use Classes) order (as amended).

Reason: In the interests of the safe operation of the highway network and in compliance with policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 11** The development and all reserved matters applications shall accord with the following approved plans and parameters:

Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev N
Illustrative Masterplan Drawing No 4846_SP(9)30/13

Reason: For the avoidance of any doubt and to ensure that the development is carried out in accordance with the approved parameters and specifications.

- 12** Prior to the submission of any reserved matters application, a phase related Design Code Framework for the whole of the development shall be submitted to and approved in writing by the local planning authority. The submitted Design Code shall accord with the submitted Addendum to Design and Access Statement, reference Document: 4846 GRA South Heywood DAS Addendum, dated August 2017 and shall include the following details for each phase:

- a) a full and detailed design analysis of the surrounding built form and its key characteristics;
- b) a design approach which reflects and builds on these identified characteristics;
- c) approximate housing numbers, mix and density, identifying development blocks with an indication of building heights;
- d) the location of landmark buildings and key frontages;
- e) the approximate location, number and mix of affordable housing units;
- f) off-street parking arrangements;
- g) landscape treatments;
- h) areas of public open space, totalling 13.5 ha in area, indicating their function, facilities to be provided and their location;
- i) access and circulation including footpaths and cycleways.

Each application for approval reserved matters shall be accompanied by a Design Code Statement outlining how the development of that phase accords with the Design Code Framework for the whole of the development site.

Reason: To ensure a high quality comprehensive design and the proper planning of the area.

Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot appropriate to a development of this significance.

- 13** Prior to the submission of any reserved matters application a detailed Phasing Plan and Programme for the development shall be submitted to and approved in writing by the local planning authority. The submitted details shall indicate the extent of each phase, the sequence of development, the approximate number of units proposed within each phase and the associated timetable of works, and shall broadly accord with the development layout indicated in the Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev N and the approved Design Code framework. The development shall then be constructed in accordance with the approved Phasing Plan and Programme.

Reason: To ensure satisfactory comprehensive development and proper planning of the area.

Reason for pre-commencement condition. The programming of the development must be agreed before development commences.

- 14** The submission of any reserved matters application shall include plans showing the finished floor levels of the proposed buildings in relation to the existing and proposed ground levels of the surrounding land. No development shall take place until this submitted plan is approved by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved plan.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Setting of finished floor levels is an early activity in the construction process and it is in the interest of all stakeholders to ensure that levels are appropriately set and agreed before development commences on site.

- 15** No development shall take place in any phase of development until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe

development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure contamination is appropriately identified and a strategy is in place before works commence on site for the protection of controlled waters and to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers.

- 16** No development shall take place on any phase of development until the following information has been submitted to and approved in writing by the local planning authority for that particular phase:

- i) The submission of a scheme of intrusive site investigations for the mine entry for approval;
- ii) The submission of a scheme of intrusive site investigations for the shallow coal workings for approval;
- iii) A plan detailing the timetable and methods of undertaking of both of the schemes of intrusive site investigations.

In the event that the site investigations confirm the need for remedial works to treat the mine entry and areas of shallow coal mine workings to ensure the safety and stability of the proposed development, the following information should be included with the submission of any reserved matters application:

- i) The submission of a report of findings arising from both of the intrusive site investigations;
- ii) The submission of a layout plan which identifies an appropriate zone of influence for the mine entry on site, and the definition of a suitable 'no-build' zone;
- iii) The submission of a scheme of treatment for the mine entry on site for approval
- iv) The submission of a scheme of remedial works for the shallow coal workings for approval;

The remedial works shall be carried out in accordance with the approved details prior to the commencement of any development on site.

Reason: To address any issues of unstable land and ensure safety and stability of new development in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure the need for any remedial works is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

- 17** No development shall take place on any phase of development until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works for that particular phase. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:

- a). A phased programme and methodology of investigation and recording to include:

- a historic building survey
- archaeological evaluation
- informed by the above, more detailed targeted excavation (subject of a new WSI)

- b). A programme for post investigation assessment to include:

- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

- c). Dissemination of the results commensurate with their significance.
- d). Provision for archive deposition of the report and records of the site investigation.
- e). Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the opportunity for archaeological investigation is undertaken as part of pre-commencement works on site in the public interests of recording and advancing understanding of the archaeological heritage of the site.

- 18** The submission of any reserved matters application should be accompanied by an updated Drainage Strategy for foul and surface water based on sustainable drainage principles. The strategy shall be in accordance with the principles established in Chapter 12 Drainage and Flood Risk of the submitted Environmental Statement and Appendix 12.1 Flood Risk Assessment and Surface Water Management Strategy of the submitted Environmental Statement. The updated Foul and Surface Water Drainage Strategy shall include the following details as a minimum:

- a. the proposed foul connection points to the existing public sewerage infrastructure for the entire site;
- b. no surface water, highway drainage or land drainage shall discharge directly or indirectly into the existing public sewerage systems;
- c. any drainage infrastructure connections (foul and surface water) including the volume of flows between the different phases / development parcels of the development defined by Condition 13.
- d. details and timing for the abandonment and disconnection of existing foul and surface water drainage arrangements from the buildings to be demolished; and
- e. identify any parts of the site where pumping is necessary. Thereafter, the strategy shall minimise the number of pumping stations throughout the site.

The Foul and Surface Water Drainage Strategy shall also include an assessment of the site conditions and the potential for an infiltration solution for that phase in accordance with paragraph 12.88 of the submitted Environmental Statement. Where infiltration is identified as feasible by the site investigations, an infiltration scheme shall be implemented.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site

- 19** No development shall take place within any phase of development until a foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure has been submitted to and approved in writing by the local planning authority. The details shall include the timing arrangements, storage requirements and rate of discharge for any pumped foul discharge. Foul and surface water shall drain on separate systems. The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted

and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site

- 20** No development shall take place within any phase of development until a surface water drainage scheme for that phase has been submitted to and approved in writing by the local planning authority. The submitted scheme shall include details of a: surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and the hierarchy of drainage options in the national planning practice guidance with evidence of an assessment of site conditions and an assessment of the potential for infiltration shall be submitted to and approved by the local planning authority in writing. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements is also required to be submitted.

The details for each part or phase must be consistent with the updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to Condition 18 above. No housing or other development shall be occupied for that phase until the approved surface water drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To ensure the appropriate disposal of surface waters and to manage the risk of flooding and pollution in accordance Core Strategy Policy G8, saved UDP policies EM7 and EM/8, the National Planning Policy Framework and as required by United Utilities.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

- 21** No development shall take place (including any site clearance works) on any phase of development until a Construction Method Statement (CMS), which shall include the following:

- i) the amount of construction vehicles movements and vehicular routes
- ii) construction delivery hours
- iii) the parking of vehicles of site operatives and visitors;
- iv) loading and unloading of plant and materials;
- v) storage of plant and materials used in constructing the development;
- vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- vii) wheel washing facilities;
- viii) measures to control the emission of dust and dirt during construction;
- ix) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- x) details of noise reduction measures
- xi) measures for the protection of the natural environment from accidental spillages, dust and debris;
- xii) hours of construction, including deliveries; and
- xiii) measures for protection of the existing water mains and sewers within the site.
- xiv) Details of post construction restoration of public rights of way.

For that particular phase has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CMS during the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the adjacent premises and users during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

- 22** No development shall take place within any phase of development, including any works of excavation or demolition, until a detailed Construction Traffic Management Plan (CTMP) to include the following:

- Construction operating hours and vehicle delivery hours.
- Location of proposed construction compounds and lay-down areas.
- On-site construction vehicle parking and manoeuvring.
- Staff parking arrangements and details of supporting staff /operative travel management initiatives, including encouraging staff travel outside of the traditional AM & PM 'rush hour' periods.
- Off-site construction HGV routing for each delivery phase.
- Driver incentive / disciplinary procedures to ensure suitable HGV routing.
- Construction HGV haulage route signage strategy.
- Construction vehicle cleansing procedures and details of load sheeting / covered load policy.
- Management and procedures for access by abnormal loads.
- Programmed duration and timing of short term material import / export HGV campaigns.
- Programmed temporary road closure / temporary traffic management works and details of supporting information campaigns as relevant.

For that particular phase has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CTPM during the construction period.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will generate a number of vehicular movements an understanding will therefore be necessary of what measures will be put in place to protect the amenity of adjacent premises and users, prior to commencement of any works taking place.

- 23** No development shall take place on any phase of the development (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) for that particular phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following:

- i) Identification of "biodiversity protection zones".
- ii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- iii) The location and timing of sensitive works to avoid harm to biodiversity features.
- iv) The times during construction when specialist ecologists may need to be present on site to oversee works.

- v) Responsible persons and lines of communication.
- vi) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP for each phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

- 24** No development shall take place on any phase of development until a scheme of noise mitigation measures has been submitted to and approved in writing by the Local Planning Authority, demonstrating that all residential units within that particular phase of development shall achieve the following internal and external noise levels:

- 35 dB(A) Leq (16 hour) in the bedrooms between the daytime hours 7 am and 11pm to protect daytime resting;
- 30 dB(A) Leq (8 hour) in the bedrooms between the night-time hours of 11pm and 7am;
- 35 dB(A) Leq (16 hour) in the living room/s between the daytime hours of 7 am and 11pm;
- 40 dB(A) Leq (16 hour) in any dining rooms during daytime hours;
- Noise in external amenity areas shall aim to achieve the guideline values given in BS8233:2014 and ProPG or the lowest practicable levels in accordance with BS8233:2014 and ProPG; to a maximum of 58 dB(A);
- Maximum instantaneous sound levels should not exceed 45 dB(A) Lmax,fast measured in bedrooms more than 10 times per night;and
- Any sound associated with existing and/or proposed industrial/commercial premises shall not result in the predicted Rating Level exceeding the existing typical Background Sound Level at the closest existing or proposed receptors (LA,r = LA90).

All works which form part of the approved scheme shall be completed before the residential units within that phase are occupied and retained thereafter.

Reason: To safeguard the living conditions of future residents in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

Reason for pre-commencement condition: Design and provision of adequate protection for future residential occupiers is fundamental to good design practice and it is necessary to understand the performance of a future phase or plot prior to its construction.

- 25** No development shall take place on any phase of development until a Landscape and Habitat Creation and Management plan (LHCM) for that particular phase has been submitted to, and be approved in writing by, the local planning authority. The content of the LHCM shall include the following.

- a) Description and evaluation of features to be created and/or managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LHCM should set out how net gain in biodiversity (habitat enhancement) will be achieved on the site and include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The Plan should also set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved Plan should be implemented in accordance with the approved details.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot which will enhance nature conservation value.

- 26** No development shall take place on any phase of development, until a scheme of works, which shall include a detailed method statement, for the control and disposal of the invasive plant species and Japanese Knotweed, within that particular phase, has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme of works and method statement shall be implemented in full throughout the course of the development.

Reason: To secure the satisfactory disposal of this invasive species of plant, which under the terms of the Wildlife & Countryside Act 1981, as amended, it is an offence to be caused to spread in the wild, in accordance with the general principles of Policy G6 of the adopted Rochdale Core Strategy.

- 27** No development shall take place on any phase of development until a further Arboricultural Impact Assessment report detailing the impact on the trees within and adjacent to the site relating to that particular phase of development has been submitted to and approved by the Local Planning Authority. The assessment shall include a scheme of tree and hedgerow protection measures in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction' incorporating both above and below ground measures to be implemented during the construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the protection measures contained within the duly approved scheme throughout the construction period.

Reason: In order to protect existing trees on the site and ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3, G6 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

- 28** No development shall take place until details of the means of ensuring the water mains within the site boundary are protected from consequential damage during the construction and operational life of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply, and as required by United Utilities.

Reason for pre-commencement condition: To ensure the public water supply is appropriately identified and a strategy is in place before works commence on site to ensure the safe development of the site in the interests of the amenity of future occupiers.

- 29** No development shall take place in any phase which includes the proposed playing fields until:

- a. A detailed assessment of ground conditions of the land proposed for the new/retained/replacement playing field land shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
- b. Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure the provision of an adequate quality playing field and improved sports facilities in accordance with policies G6 and C8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure satisfactory details for that phase or plot which will provide adequate facilities for the proposed development

- 30** No development shall take place on any phase of development that is to be accessed off Manchester Road until the details of the associated highway access scheme for that particular phase have been submitted to and approved in writing by the Local Planning Authority. No buildings in that phase of development shall be occupied until the associated access junction has been constructed in accordance with the approved details.

Reason: To ensure the safety of highway users in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a development of this significance.

- 31** Notwithstanding the access junction arrangements hereby approved, any submitted reserved matters application that contains over 200 residential units or includes the primary access to the proposed school or local centre, shall be accompanied by details of updated capacity testing of the access arrangements. No development shall take place on that phase of development until these details are approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure highway safety, and to limit the effects of the increase in travel movements in accordance with Policy DM1, and T1 and T2 of the adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a development of this significance.

- 32** No development shall take place in the phase of the development that will include the 151st residential unit until the details of a junction improvement scheme at the Pilsworth Road/Moss Hall Lane East junction has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in

accordance with the approved junction improvement scheme before the occupation of the 151st residential unit.

Reason: To ensure highway safety and to limit the effects of the increase in travel movements in accordance with Policy DM1, and T1 and T2 of the Adopted Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a development of this significance.

- 33** The submission of any reserved matters application should be accompanied by subsidiary Full Travel Plan(s) (FTP) for each phase of development. The FTP must be submitted to and approved in writing by the Local Planning Authority, and shall be implemented and reviewed in accordance with the timetable set out in the Framework Travel Plan. The FTP shall then be implemented as approved.

Reason: To provide for sustainable travel and to limit the effects of the increase in travel movements in accordance will Policies T1 and T2 of Rochdale Core Strategy.

Reason for pre-commencement condition: To ensure satisfactory details appropriate to the construction of a development of this significance.

- 34** No development shall take place within any phase of development until details of all external lighting relevant to that phase has been submitted to and approved in writing by the local planning authority. The lighting shall be installed, operated and maintained in accordance with the approved details.

Reason: In the interests of amenity and highway safety in compliance with policies DM1,P3, T2 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Design and provision of adequate protection for road users and future residential occupiers is fundamental to good design practice and it is necessary to understand the performance of a future phase or plot prior to its construction.

- 35** The submission of any reserved matters application, where layout is to be considered, should be accompanied by a full Crime Impact Statement, which appraises the design and layout of the developed proposals for each phase or part phase. Each full Crime Impact Statement shall incorporate the recommendations contained within section 3.3 and section 4 of the appendices, of the submitted Crime Impact Statement dated (31/08/2017 - URN:2017/0359/CIS/01). The development shall thereafter be constructed in accordance with the approved details.

Reason: For the avoidance of doubt and in the interests of public safety and security in accordance with Core Strategy Policy P3, and the National Planning Policy Framework.

Reason for pre-commencement condition: Design and provision of adequate protection for future residential occupiers is fundamental to good design practice and it is necessary to understand the performance of a future phase or plot prior to its construction.

- 36** No drainage system for the infiltration of surface water drainage into the ground where contamination has been identified is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

- 37** Other than for the 30 dwelling units shown on plot A and 30 dwelling units shown on plot B of the submitted plan SP(90)58E (at a housing density not exceeding 40 dwelling units per hectare) No dwellings shall be located within the middle zone of the high pressure gas pipeline unless a scheme to reduce the risks from the pipeline has been submitted to and approved in writing by the Local Planning Authority in consultation with HSE and Cadent Gas Ltd. Subsequently the development shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure health and safety and the protection of the public in accordance with policies DM1 and G9 of the Adopted Rochdale Core Strategy.

- 38** No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. The development shall be carried out in accordance with any agreed mitigation strategy.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 39** The playing field hereby permitted shall be used for outdoor sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure the provision of improved sports facilities in accordance with policies G6 and C8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 40** Prior to first use of the playing pitches and ancillary facilities a community use scheme has been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The scheme shall apply to all pitches, changing rooms and car parking and shall include details of pricing policy, hours of use, access by non-members, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

Reason: To ensure community access to the sports facilities hereby approved in accordance with policies G6 and C8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 41** The development shall be carried out in accordance with the Framework of actions' in Chapter 7 of the Employment and Training Statement dated August 2017 and prepared by Russell Homes, which aims to promote training and employment opportunities during the construction phase for local people

Reason: In the interests of promoting economic and training opportunities in accordance with Core Strategy Policy E3 and the National Planning Policy Framework.

- 42** All buildings approved in any reserved matters application for use within Use Class B8 and B2 of the Town and Country Planning (Use Classes) order (as amended) shall achieve Excellent rating under BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme). The building/s shall not be brought into use until a final Certificate has been issued certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of Excellent has been achieved by the development and a copy of the Certificate has been provided to the local planning authority.

Where the BREEAM requirement is not achieved, a scheme to offset the development's impact on the global environment shall have been submitted to and approved in writing by the Local Planning Authority before any building/s or that part of the building/s under construction is first occupied. The approved scheme shall thereafter be fully implemented before the relevant building is occupied.

Reason: to support sustainable development objectives in accordance with Core Strategy Policy G9, and the National Planning Policy Framework.

Procedure Statement:

This application is accompanied by an Environmental Statement (ES) prepared under the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017. In accordance with Regulations 26, 29 and 30 of the EIA Regulations 2017 a statement containing details of the reasoned conclusion of the significant effects of the proposed development on the environment has been prepared and placed on the planning register. This refers to the planning committee report which concludes that any moderate or very limited harm to the environment is clearly outweighed by the benefits associated with the proposed development.

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process. The development did not accord with the development plan however very special circumstances were demonstrated to outweigh the harm that would arise. Amendments were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 31 March 2020



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Signed on behalf of the Council

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins

and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.

Appendix II

Submission Schedule

South Heywood Application Submission Schedule

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 Code Compliance Statement)	SH01-P-DD-001 Rev A	Northstone
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

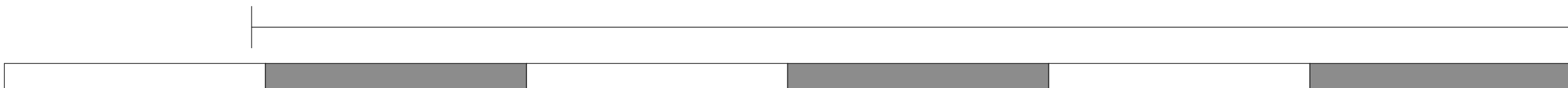
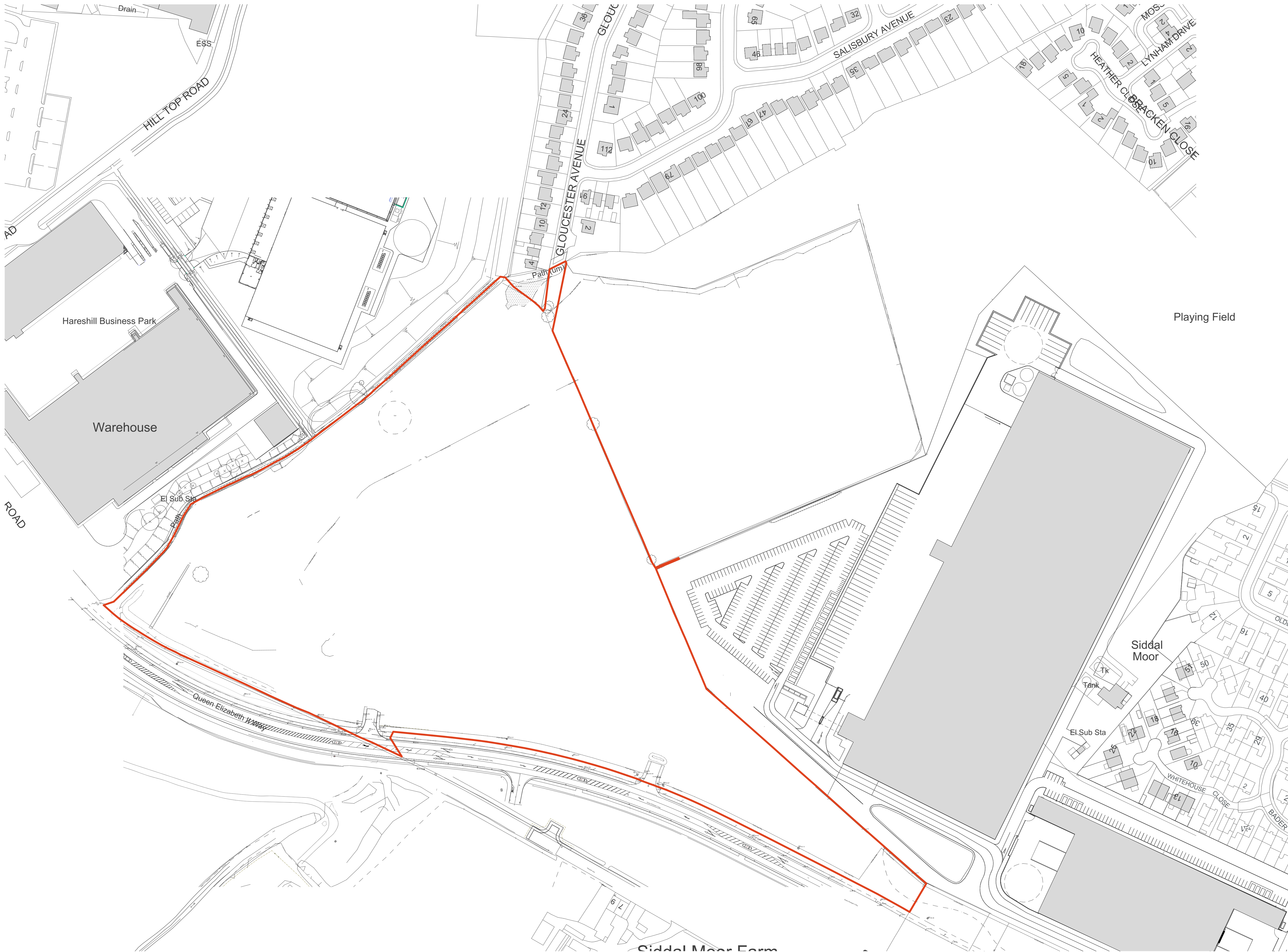
Discharge of Conditions Application

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

Appendix III

Site Location Plan



Location Plan
1:1250

A	Red Line adjusted	SC	03.12.25
Revision	Notes	Initials	Date

NORTHSTONE

Venus, 1 Old Park Ln
TraffordCity
M41 7HA

PLANNING

Project:
Hareshill Road North, South Heywood

Drawing Name:
Location Plan

Scale @ A1: 1:1250	Date: July '25	Drawn: SC	Checked: ROB
Drawing No: SH01-P-LP-001			Revision: A

Notes: All specifications, materials and workmanship to be in accordance with current NHBC and Building Regulations. Main drainage to comply with Sewers for Adoption current edition. Highways to be in accordance with Local Authority specification. Do not scale from this drawing. All dimensions to be verified with the drawing office. Print in colour.

Appendix IV

Proposed Site Plan



KEY General

Public amenity space (not designated)

Designated public open space

Private amenity space

Existing tree or hedgerow

Pond / wet SUDs basin / swale

Tarmac Road and Footpath (5.5m, adoptable)

Tarmac Road and Footpath (4.8m, adoptable)

Private Drive (unadopted)

New Emergency Road, highway stud to be downgraded

Raised table within Adopted Highway

Proposed Block Paving Road (adoptable)

Proposed Grasscrete link

Public Footpath (unadopted)

Public Gravel Footpath (unadopted)

Tarmac Cycleway (adopted)

Existing PRoW (to be retained in current location)

Proposed Hedge / Edge Planting

Area of planting

Proposed Trees (general - see landscape proposals)

Private path / patio

Shed (single)

Shed (double)

Garage or Carport, subject to home owners choice

Bin store area

Required Easements

Rochdale Council Estate Management Area

Accommodation Schedule		
Unit Type	Description	Quantity
0563	1 Bed Apt	4
0633	1 Bed Apt	4
0760	2 Bed Bungalow	1
0765	2 Bed House	6
0923	3 Bed House	14
0990	3 Bed House	26
1047	3 Bed House	30
1164	4 Bed House	24
1300	4 Bed House	27
1354	4 Bed Townhouse	18
1385	4 Bed House	12
1620	4 Bed House	7
1940	5 Bed House	12
2205	6 Bed House Multi-gen	1
		186

Proposed new Sub-station
New pumping station

Sketch Site Plan
1:500



E	Red Line adjusted, planting adjusted to masterplan & emergency access path updated	SC	03.12.25
D	Layout updated to achieve acoustic measures. Bund added adjacent to Plots 161-165	SC	17.11.25
Revision	Notes	Initials	Date

NORTHSTONE

Venue, 1 Old Park Ln
Trafford City
M17 7RA

PLANNING

Project:
Harehill Road North, South Heywood

Drawing Name:
Proposed Layout

Scale @ A0:
1:500

Drawing No:
SH01-P-SL-003

Drawn:
SC

Checked:
ROB

Revised:
E

Notes: All specifications, materials and workmanship to be in accordance with current NRC and Building Regulations. Main drainage to comply with Sewers for Adoption current edition. Highway to be in accordance with Local Authority specification. Do not scale from the drawing. All dimensions to be verified with the drawing office. Print in colour.

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