

PLANNING SUPPORT STATEMENT

Retrospective Application for Hot Food Takeaway 27 Heady Hill, Heywood, Rochdale, OL10 3JH

1. Introduction

This Planning Support Statement has been prepared in support of a **retrospective planning application** for the operation of a small-scale hot food takeaway at **27 Heady Hill, Heywood, OL10 3JH**. The statement outlines the nature of the existing use, proposed opening hours, compliance with local planning policy, and the measures implemented to ensure there is **no undue impact** on the amenity of nearby residents.

The takeaway has been operating in a controlled and responsible manner and contributes to the local economy by serving the surrounding community and providing local employment opportunities.

2. Site Description

27 Heady Hill is located within an established **mixed-use** part of Heywood. The immediate surroundings include:

- Residential properties to the sides and rear
- A mixture of small commercial premises along Heady Hill
- Regular footfall and vehicle movements associated with existing local businesses

The unit is a typical ground-floor commercial premises with residential uses nearby, consistent with similar neighbourhood centres across Rochdale.

3. Proposed Use and Opening Hours

The application seeks formal approval for the continued operation of the premises as a **hot food takeaway**.

Proposed and current operating hours:

- **Tuesday to Sunday:** 16:00 – 23:00
- **Monday:** Closed

These hours have been intentionally limited to avoid late-night disturbance, ensuring activity ceases by 23:00. This aligns with standard takeaway hours approved in comparable locations across the borough and is appropriate for a mixed commercial/residential setting.

4. Planning Policy Context

The proposal aligns with key local and national planning policies, including:

National Planning Policy Framework (NPPF)

The NPPF encourages:

- Supporting **local businesses**
- Promoting **vibrant mixed-use communities**
- Enabling economic development that is **proportionate and sustainable**

The takeaway supports these aims through local service provision and employment.

Rochdale Core Strategy & Saved UDP Policies

Relevant policies include:

- **Policy DM1 – General Development Requirements**
The proposal safeguards residential amenity through controlled hours, odour mitigation, and noise control.
- **Policy E1 – Establishing Thriving Town, District and Local Centres**
The takeaway contributes to local choice and supports a balanced range of uses.
- **Policy S/10 – Food and Drink Outlets**
The scheme avoids harming residential amenity and includes suitable noise and odour controls.

The proposed use is consistent with the character of the area and does not cause unacceptable impacts.

5. Amenity Considerations

5.1 Noise

A dedicated **Noise Impact Assessment** has been undertaken, confirming:

- Noise from the extraction fan is **within acceptable limits**
- Predicted sound levels do not exceed typical background noise
- No adverse impact is expected on nearby dwellings

5.2 Odour

An **Odour Impact Assessment** has also been carried out, demonstrating:

- Multi-stage filtration (baffle filters + carbon) effectively removes cooking odours
- The high-level discharge provides appropriate dispersion
- Residual odour levels at residential properties are **low**
- Mitigation measures comply fully with DEFRA guidance

5.3 Hours of Operation

Closing at 23:00 removes the potential for late-night disturbance from:

- Customer arrivals/departures
- Delivery drivers
- Plant and extraction noise

This represents a **responsible operational profile** in line with the local context.

5.4 Waste & Litter Management

The premises maintain:

- Daily waste removal
- Secure refuse storage
- Regular external tidying to prevent litter
- Compliance with all environmental health requirements

6. Highway and Parking Considerations

The takeaway generates modest vehicle movements, primarily:

- Short-stay customer visits
- Delivery drivers
- Walk-in trade from local residents

No evidence of highway congestion or parking issues has been identified. The scale of use is entirely suitable for the location and does not raise concerns regarding highways safety or capacity.

7. Economic and Community Benefits

The takeaway provides several local benefits:

- **Local employment** opportunities
- Enhanced **consumer choice** for nearby residents
- Activity and vibrancy along Heady Hill
- Continued use of a commercial unit that may otherwise remain vacant

Such benefits are supported by both the NPPF and local policy objectives.

8. Conclusion

The retrospective planning application for the hot food takeaway at **27 Heady Hill, Heywood, OL10 3JH** is fully compliant with local and national planning policy and demonstrates:

- **No unacceptable impact** on residential amenity

- **Effective control** of noise and odour
- **Responsible and reasonable opening hours** (16:00–23:00, Tues–Sun; closed Mondays)
- **Positive economic contribution** to the local area
- A use that is entirely appropriate within a mixed-use setting

Accordingly, the application is considered **acceptable in planning terms**, and planning permission is respectfully sought for the continued operation of the takeaway.