

Our Ref: 04C500478

Your Ref: PP-14661650

29<sup>th</sup> January 2026

Andrew Cotton  
Rochdale Borough Council  
Economy and Environment  
Planning Service  
Rochdale  
OL16 1XU

Dear Andrew,

**SUBMISSION OF A PLANNING APPLICATION TO DISCHARGE CONDITIONS IN RELATION TO  
16/01399/HYBR AT LAND OFF HARESHILL ROAD NORTH, SOUTH HEYWOOD, ROCHDALE,  
OLD10 2TB**

On behalf of our client, Northstone Development Limited, 'the Applicant', please find enclosed an application to formally discharge planning conditions 21, 22 and 23 of planning permission 16/01399/HYBR which was granted by Rochdale Council on 3<sup>rd</sup> March 2020 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."*

The relevant planning condition per the decision notice is copied below in full, with explanatory text to explain what has been submitted to satisfy the condition.

**Condition 21: Construction Method Statement**

The wording of the condition is as follows:

*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:*

- *the amount of construction vehicles movements and vehicular routes*
- *construction delivery hours*
- *the parking of vehicles of site operatives and visitors;*
- *loading and unloading of plant and materials;*
- *storage of plant and materials used in constructing the development;*
- *the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- *wheel washing facilities;*
- *measures to control the emission of dust and dirt during construction;*
- *a scheme for recycling/disposing of waste resulting from demolition and construction works;*
- *details of noise reduction measures*
- *measures for the protection of the natural environment from accidental spillages, dust and debris;*
- *hours of construction, including deliveries; and*

- *measures for protection of the existing water mains and sewers within the site.*
- *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.*

The following information is submitted in relation to Condition 21:

- Construction Method Statement Produced by Northstone dated November 2025

### **Condition 22: Construction Traffic Management Plan**

The wording of the condition is as follows:

*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.*

The following report is submitted in relation to Condition 22:

- Construction Traffic Management Plan Produced by Northstone dated November 2025

### **Condition 23: Construction Environmental Management Plan**

The wording of the condition is as follows:

*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:*

- *Identification of "biodiversity protection zones".*
- *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).*
- *The location and timing of sensitive works to avoid harm to biodiversity features.*
- *The times during construction when specialist ecologists may need to be present on site to oversee works.*
- *Responsible persons and lines of communication.*
- *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.*

The following report is submitted in relation to Condition 23:

- Construction Environment Management Plan Produced by Collington Winter (ref: CW20-3233) dated October 2025

The above application submission documents have been submitted via the Planning Portal (ref: PP-14661650)

## **Summary**

A payment of £383 (including VAT & planning portal service charge) has been paid to the Council via Planning Portal to cover the requisite planning fee. We look forward to receiving your confirmation that the relevant planning conditions have been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours Sincerely,



**Rachel Jones**  
**Associate**  
**+44 0786 714 1398**  
**Rachel.jones@avisonyoung.com**  
**For and on behalf of Avison Young (UK) Limited**