

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve**

APPLICATION REFERENCE: OTH/2026/0015

Applicant
Ms Kirsty Wright
Kennedy House, 31 Stamford Street,
Altrincham, Cheshire, WA14 1ES

Part I - Particulars of Application

Proposal: Submission of details to comply with condition 20 (affordable housing) on planning permission 24/00394/VRCON
Location: Marina Ropes Ltd, Cartridge Ropery, Brunswick Street
Heywood, OL10 1HA
Valid On: 7 January 2026

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:

Condition(s) (1)

- 20 Prior to first occupation of any plots, a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and in accordance with the Affordable Housing Statement Revision A by Westchurch Homes received by the Local Planning Authority on 28th November 2023 and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework. The affordable housing shall remain affordable in perpetuity. The scheme shall include:
- i. the arrangements for the transfer of the affordable housing to an affordable housing provider;
 - ii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing;
and
 - iii. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

This condition shall not be binding on a mortgagee or chargee (or any receiver including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver, unless the express written prior approval of the Local Planning Authority has first been obtained.

Reason: In order to ensure the effective delivery of the homes 100% affordable housing to which significant weight has been given in the determination of this application having regard to the Council's Core Strategy Policies and the National Planning Policy Framework.

Decision: The details of the affordable tenure of all dwellings within the approved development as set out on the document "Brunswick Street - Affordable Housing Scheme Jan 2026" by Westchurch Homes, received by the Council on 07/01/2026 and the plan "Brunswick Street - Tenure Plan ref. TP01 - rev.J" dated November 2023 is accepted. The provisions of the approved details shall remain in perpetuity in order to comply with the requirements of the condition.

Date of Decision: 04/03/2026

Melanie Hale
Head of Planning

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.