

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of Reserved Matters**

APPLICATION REFERENCE: PL/2025/1221

Applicant Northstone Development Ltd C/o Agent	Agent Ms Rachel Jones 11 York Street Manchester M2 2AW
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Part I - Particulars of Application

Proposal: Reserved matters application for layout, scale, appearance and landscaping (access already approved) for 186 residential dwellings and associated works pursuant to hybrid planning permission 16/01399/HYBR

Location: Land off Hareshill Road North, South Heywood, Rochdale

Valid On: 10 December 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (7)****1 Plans**

The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Plans

- Site Location Plan SH01-P-LP-001 B
- Proposed Layout SH01-P-SL-003-H rec 11.03.26
- Street Elevations and Sections SH01-P-SS-001 B rec 11.03.26
- Materials Plan SH01-P-ML-001 E rec 26.03.26
- Hard Standing Plan SH01-P-HS-001-C rec 11.03.26

- Public Open Space Plan SH01-P-POS-001 A rec 05.12.25
- Landscape Masterplan P25-1945_EN_0001_Rev G rec 26.03.26
- Waste Management Plan SH01-P-WMP-001-C rec 11.03.26
- Boundary Treatment Plan SH01-P-BP-001-D rec 11.03.26
- Ancillary Buildings Drawing SH01-P-EW-001 B rec 11.03.26
- Sustainable Technology Plan (EV Chargers) SH01-P-ECO-001-C rec 11.03.26
- Finished Floor Levels SHE-AJP-XX-00-DR-C-1400-P07 PRELIMINARY FINISHED LEVELS PLAN-MASTERPLAN

House types

- 563/633-V12 Planning Pack RevB
- 760-V7 Brick Planning Pack
- 765-V4 Planning Pack RevB
- 765-V12 Planning Pack RevA
- 775-V4 Planning Pack Rev A
- 923-V4 Planning Pack
- 923-V12 Planning Pack
- 923-V19 Planning Pack
- 990-V12 Planning Pack RevB
- 990-V19 Planning Pack RevC
- 1047-V12 Planning Pack RevC
- 1047-V18 Planning Pack RevC
- 1164-V13 Planning Pack RevC
- 1300-V13 Planning Pack RevA
- 1300-V19 Planning Pack RevA
- 1354-V14 Planning Pack Rev D

- 1385-V13 Planning Pack RevC
- 1620-V6 Planning Pack Rev C
- 1620-V8 Planning Pack Rev C
- 1940-V1-S Planning Pack Rev C
- 2205-V3-S Planning Pack Rev B

Block Plans

- 563 633 V12 Semi Block 563/633-V12x2 rev A
- 765 V4 Semi Block 765-V4x2
- 765 V12 Semi Block 765-V12x2
- 923 V4 Semi Block 923-V4x2
- 923 V12 V19 Semi Block 923-V12V19
- 923 V12 Semi Block 923-V12x2
- 923 V12 Triple Block 923-V12x3
- 990 V12 V19 Semi Block 990-V12V19
- 990 V12 Semi Block 990-V12x2
- 1354 V14 Semi Block 1354-V14x2 Rev B

Boundary Treatment Details

- BTD_R01 - 1100mm High Horizontal Flat Top Railing - Rev B BTD_R01
- NS 1 - 1.8m Standard Closeboard Fence - Rev B NS/MAN/BTD/01
- NS 9 - 1.8m Green Screen Fence - Rev A NS/MAN/BTD/09
- NS 18 - 600mm Timber Knee Rail Fence - Rev A NS/MAN/BTD/18
- NS 19 - 1.2m Closeboard Fence - Rev A NS/MAN/BTD/19
- NS 21 - 2.4m Closeboarded Acoustic Fence NS/MAN/BTD/21

Ancillary Buildings

- Carport Drawings P-EW-04 A

- Garage Drawings P-EW-05
- Standard Shed Plans and Elevations P-SD-02
- Data Sheet 10x8 Deluxe Pent Shed November 2025

Detailed Landscape Plans

- Landscape Strategy - P25-1945_EN_0001 Rev G
- Detailed Landscape Proposals S1 of 7 - P25-1945_EN_0002_S1 Rev B
- Detailed Landscape Proposals S2 of 7 - P25-1945_EN_0002_S2 Rev B
- Detailed Landscape Proposals S3 of 7 - P25-1945_EN_0002_S3 Rev B
- Detailed Landscape Proposals S4 of 7 - P25-1945_EN_0002_S4 Rev B
- Detailed Landscape Proposals S5 of 7 - P25-1945_EN_0002_S5 Rev B
- Detailed Landscape Proposals S6 of 7 - P25-1945_EN_0002_S6 Rev B
- Detailed Landscape Proposals S7 of 7 - P25-1945_EN_0002_S7 Rev B

Documents

- Drainage Strategy HRN-AJP-XX-00-RP-C-3010-P05
- Travel Plan November 2025
- Crime Impact Statement November 2025
- Energy Statement November 2025
- Flood Risk Assessment FD359

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 2 The development hereby approved shall be constructed in materials contained within the approved Materials Schedule ref. SH01-P-ML-001 D rec 19.03.26.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 3 The development hereby approved shall be constructed in accordance with the hardstanding and surfacing materials as contained within the approved Hard Standing Plan SH01-P-HS-001-C rec 11.03.26. Notwithstanding this approved schedule, the materials and colour of the cycleway shall be agreed separately under a section 38 agreement.

No dwelling shall be occupied until all hardstanding and surfacing works serving that individual plot has been fully installed in accordance with the approved details.

Reason: In the interest of ensuring a satisfactory visual appearance and in the interest of ensuring the satisfactory drainage of surface water in accordance with Policies P3, G8 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S4 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 The development hereby approved shall be carried out in accordance with the approved Boundary Treatment Plan listed in Condition 2.

No dwelling shall be occupied until all boundary treatments serving that individual plot have been fully installed in accordance with the approved details

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 The development hereby approved shall be carried out in accordance with the soft landscaping works detailed on the approved Landscape Plans under condition 2.

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 final occupation of the development hereby permitted, whichever is the sooner.

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 Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Classes B and D of the above Order.

Reason: To prevent undue harm to the amenity of existing and future occupiers and in the interest of visual amenity and in accordance with Policies P3 and DM1 adopted Rochdale Core Strategy and Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 The low and zero-carbon technologies to be incorporated into the development shall be implemented in accordance with the Energy Strategy Statement (November 2025) and the Sustainable Technology Plan SH01-P-ECO-001-C (received 11.03.26), including solar PV panels, air source heat pumps, waste-water heat recovery systems and electric vehicle charging points.

No dwelling shall be occupied until all low/zero-carbon technologies and EV charging provision serving that individual plot have been installed and made fully operational in accordance with the approved details.

Reason: To ensure that appropriate low and zero-carbon technologies are installed to reduce energy demand and carbon emissions, in accordance with Policies JP-S1, JP-S2 and JP-S3 of the Places for Everyone Joint Development Plan, Policy DM1 of the Rochdale Core Strategy, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date of Decision: 27/03/2026

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.

- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at:
<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.