



Department for Levelling Up,
Housing & Communities

Ryan Grant
Assistant Development Manager
Planning & Development
Rochdale Borough Council

By email to:
Ryan.Grant@Rochdale.Gov.UK

Please ask for: Karen Partridge
Tel: 0303 444 8030
Email: Karen.partridge@levellingup.gov.uk

Your ref: 22/01569/OUT

Our ref: PCU/CONS/P4224/3332169

Date: 8 November 2023

Dear Ryan Grant

The Town and Country Planning (Consultation) (England) Direction 2021 Application by Russell Homes (UK) Limited; and the Trustees of the Wilton Estate (Mary Anne Hase and Clive Derek Beer) for Outline application for a Class B8 (storage or distribution) development and associated works at Land on Plot 3 of the South Heywood Masterplan, off Pilsworth Rd, South Heywood, Rochdale.
Application no: 22/01569/OUT.

I refer to your email of 26 October 2023 referring to the Secretary of State for Levelling Up, Housing and Communities ("The Secretary of State") an application for planning permission for the above development.

The Secretary of State has carefully considered the case against call-in policy, as set out in the Written Ministerial Statement by Nick Boles on 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively.

The Government is committed to give more power to councils and communities to make their own decisions on planning issues and believes planning decisions should be made at the local level wherever possible.

In deciding whether to call in this application, the Secretary of State has considered his policy on calling in planning applications. This policy gives examples of the types of issues which may lead him to conclude, in his opinion that the application should be called in. The Secretary of State has decided not to call in this application. He is content that it should be determined by the local planning authority.

In considering whether to exercise the discretion to call in this application, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The local planning authority responsible for determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

Yours sincerely

Karen Partridge

**Karen Partridge,
Decision Officer
Planning Casework Unit**

This decision was made by officials on behalf of the Secretary of State, and signed on his behalf