



Town and Country Planning Act 1990 (as amended)

APPROVAL OF RESERVED MATTERS

APPLICATION REFERENCE: 25/00566/REM

Name and address for correspondence:	Applicant name:
Mrs Mairead Stibbs Planning Prospects Ltd 4 MILL POOL NASH LANE BELBROUGHTON DY9 9AF	Indurent Management Limited

Part I - Particulars of Application

Date of Application: 4 June 2025

Proposal:	Approval of Reserved Matters (access, appearance, landscape, layout, and scale) on outline permission ref 24/00805/OUT for an employment unit with parking and service yard, open storage area, access, landscaping and associated infrastructure
Location:	Plot H4 , Heywood Distribution Park, Pilsworth Rd, Heywood, OL10 2TT,

Matters for which approval is sought:

Siting, design, external appearance and landscaping of site.

Application number of outline permission to which this application relates:

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that approval has been **GRANTED** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and submitted plans.

Conditions and Reasons:

- 1 The development hereby approved shall be undertaken in accordance with the following approved plans and documents:
 - Reserved Matters Site Location Plan 17028 - UMC - XXXX - SI - DR - A 0501 Rev P01
 - Proposed Site Plan 25007 - UMC - 0100 - SI - DR - A 0604 Rev P04
 - Proposed Ground Floor Layout 25007 - UMC - 0100 - 00 - DR - A 1001 Rev P01
 - Proposed Gatehouse Details 25007 - UMC - 0100 - 00 -DR - A 1005 Rev P03
 - Proposed Roof Plan 25007 - UMC - 0100 - RF - DR - A 1003 Rev P03
 - Proposed Cycle Shelter Details 25007 - UMC - 0100 - SI - DR - A 0701 Rev P03
 - Proposed Ancillary Building Details 25007 - UMC - 0100 - SI - DR - A 0704 P03
 - Proposed Fencing and Protection 25007 - UMC - 0100 - ZZ - DR - A 0702 Rev P04
 - Proposed External Finishes 25007 - UMC - 0100 - ZZ - DR - A 0705 Rev P04
 - Proposed Office Layout Plans 25007 - UMC - 0100 - ZZ - DR - A 1002 Rev P01
 - Proposed Transport Office Layouts 25007 - UMC - 0100 - ZZ - DR - A 1004 Rev P03
 - Proposed Office Section 25007 - UMC - 0100 - ZZ - DR - A 1101 Rev P04
 - Proposed Transport Office Section 25007 - UMC - 0100 - ZZ - DR - A 1102 Rev P01
 - Proposed Warehouse Section 25007 - UMC - 0100 - EL - DR - A 1103 Rev P02
 - Proposed Elevations 25007 - UMC - 0100 - ZZ - DR - A 1301 Rev P04
 - Proposed External Entrance Details 25007 - UMC - 0100 - EX - DR - A 0703 Rev P03
 - Proposed Finished Floor Levels 30042-BGL-XX-XX-DR-C-00255 Rev P03
 - Proposed Earthworks Volumes 30042-BGL-XX-XX-DR-C-00255 Rev P02
 - Detailed Landscape Plan (and specification) 10662-FPCR-XX-XX-DR-L-0002 Rev P07
 - Detailed Landscape Plan Sheet 1 of 2 10662-FPCR-XX-XX-DR-L-0003 Rev P07
 - Detailed Landscape Plan Sheet 2 of 2 10662-FPCR-XX-XX-DR-L-0004 Rev P07
 - Vehicle Tracking 07290-TR-0008 Rev P03
 - Noise Assessment (Rev 1 dated August 2025)
 - Arboricultural Impact Assessment and Method Statement (Rev C dated August 2025)
 - Design and Access Statement

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 details set out on the approved landscaping plans shall be completed in accordance with the approved scheme no later than the end of the planting season following first occupation of the development hereby permitted.

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.

- 3 Prior to the implementation of any entrance gates, retaining walls, pedestrian steps and associated handrails, full design details of those individual elements shall be submitted to and approved in writing by the Local Planning Authority.

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.

- 4 No sprinkler tanks (as indicated on the approved plans) shall be implemented prior to the submission to and approval in writing of the Local Planning Authority of full design details of such tanks.

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 car parking, cycle storage, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 The acoustic barrier indicated on the approved plans shall be fully implemented in accordance with the recommendations of the approved Noise Assessment, prior to the development hereby approved being brought into first use. The development shall otherwise be undertaken in accordance with the approved Noise Assessment.

Reason: To safeguard the amenities of residents in order to comply with the requirements of Policies G9 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.

- 7 Prior to the development hereby approved being first brought into use, evidence of the scheme having achieved Secured by Design accreditation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of public safety and security in accordance with Core Strategy Policy P3, and the National Planning Policy Framework.

Procedure Statement

Date Decision Issued 30 October 2025

Melanie Hale
Head of Planning Services

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.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: [Fees for Planning Applications in England](#)

INFORMATIVE:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

INFORMATIVE:

The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms. Please contact Environmental.Management@rochdale.gov.uk for a quotation for your development.

For the avoidance of doubt, the requirements of conditions 7, 10, 12, 14 and 23 on outline permission 24/00805/OUT have been satisfied by the relevant submitted detail and the conditions are resolved by this decision.

Article 35 Statement

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.