



Town and Country Planning Act 1990 (as amended)

APPROVAL OF RESERVED MATTERS

APPLICATION REFERENCE: 24/01250/REM

Name and address for correspondence:	Applicant name:
Mr Juan Murray The Environment Partnership 401 Faraday Street Birchwood Park Warrington WA3 6GA	Electricity North West Ltd & Russells South Heywood (Residential) Ltd

Part I - Particulars of Application

Date of Application: 20 December 2024

Proposal:	Reserved matters application for appearance, landscaping, layout, access and scale for an electricity substation including switch house, transformers and compounds pursuant to hybrid application 16/01399/HYBR.
Location:	Land Bound By Manchester Road, Hareshill Road And Pilsworth Road , West Of Junction 19 Of The M62, Rochdale, , ,

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 This approval relates to the following plans and documents:

- Site Location Plan Drawing No SOHW-WSP-PSS-ENAB-DR-D-0101 Rev P05.
- Construction Details for Standard G.R.P Unit Substation Drawing No ES352-A2-016/02J
- Proposed Site Layout Drawing No 100125_00032_Rev 002
- Site Elevations Drawing No 100125_00033_Rev 002
- Substation Building Plan and Elevations Drawing No 100125_00034_Rev 002
- Transformer Plans and Elevations Drawing No 100125_00035_Rev 003
- Proposed Drainage Layout Drawing No 100125_00036_Rev 001
- Planting Proposals Drawing No 136-DAC-PL-001 P1
- Illustrative Phasing Plan Drawing No SP(90)119_Rev J

and the development shall be carried out in accordance with these details hereby approved unless otherwise required by the conditions below.

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

2 No above ground works shall take place until full details of the proposed retaining wall as illustrated on Planting Proposals Drawing 136-DAC-PL-001 have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details thereafter.

Reason: To ensure a satisfactory standard of development and design quality in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

3 All proposed planting as shown on Planting Proposals Drawing No 136-DAC-PL-001 P1 shall be carried out in accordance with the approved details within the first planting and seeding seasons following the completion of the development. Any plants, hedges or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 Policy G7 of the adopted Rochdale Core, Policies JP-P1 and JP-G2 of the Places for Everyone Plan and the NPPF.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

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

BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

a) A Biodiversity Gain Plan has been submitted to the planning authority,

and;

b) The planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Borough Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the approval of reserved matters are not within the scope of biodiversity net gain as they are not a grant of planning permission.