

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO	CASE OFFICER	DATE
25/00014/REM	Nick Brookman	28 May 2025

DETERMINATION DATE (EXTENSION OF TIME)

30 May 2025

Address: Land Bound By Manchester Road, Hareshill Road And Pilsworth Road,
West Of Junction 19 Of The M62

Proposal: Enabling works to facilitate the installation of a primary substation following the approval of planning application 16/01399/HYBR comprising of bulk earthworks, removal of inert material, diversion of surface water drains and alterations to culverts and watercourses.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 29 May 2025

SITE

The application site is a rectangular piece of land located to the south of the new Queen Elizabeth II Way link road. The site is bounded to the north east by Hareshill Road and all neighbouring land immediately to the east south and west is pastureland. Land beyond Queen Elizabeth II Way is also pastureland with Heywood Distribution Park located further west / north west.

This site lies to the central western area of the wider Masterplan in an area designated on the approved land use and parameters plan (Drawing No 4846_SP(90)43 Rev Z) for a mixed use local centre comprising residential, commercial, and school uses, along with associated infrastructure including substations.

The application site currently comprises undeveloped land and one Public Right of Way (HEY FP74) runs along the northern boundary of the site.

PROPOSAL

The application seeks approval of the reserved matters of access, appearance, landscaping, layout, and scale in relation to enabling works to facilitate the installation of a primary substation following the approval of planning application 16/01399/HYBR comprising of bulk earthworks, removal of inert material, diversion of surface water drains and alterations to culverts and watercourses.

The application site proposals are formed of two main elements. One of which is subject to this application and the other which relates to application 24/01250/REM which seeks approval of reserved matters for appearance, landscaping, layout, access and scale for an electricity substation including switch house, transformers and compounds pursuant to hybrid application 16/01399/HYBR.

In preparation for the installation of a primary substation on the application site, this application seeks approval for the enabling works to achieve that. The primary substation will service the wider South Heywood Development site and facilitate the delivery of the remaining development plots.

The works comprise of the following key elements:

- ❑ Bulk earthworks cut and fill;
- ❑ Removal of excess or unsuitable materials;
- ❑ Diversion of 750mm surface water drain and grubbing out of existing drain; and
- ❑ Culverting of a section of open watercourse and replacement of existing section of culvert.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Local

Adopted Rochdale Core Strategy (CS):

DM1 General Development requirements

SO3 Improving design, image and quality of place

- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development

SO4 Promoting a greener environment

- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution, contamination and land instability

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

- JP-S1 Sustainable Development
- JP-S4 Flood Risk and the Water Environment
- JPA 1.1 Northern Gateway

RELEVANT SITE HISTORY

16/01399/HYBR - Part full/part outline planning application for the development of land at South Heywood, including the demolition of a number of existing on-site buildings and structures. Full consent sought for the construction of a new link road between Junction 19 of the M62 and Pilsworth Road, the widening of part of Pilsworth Road, together with associated junction improvements, landscaping, lighting and other works including the importation of material and engineering works in order to construct the link road. Outline consent (with all matters reserved for future approval except access) sought for a major mixed-use development comprising supporting residential uses comprising up to 1000 dwellings (Class C3); employment uses (Classes B2/B8) comprising up to 135,460m2 Gross Internal Area(GIA); a new primary school (Class D1); Class A1/A2/A3/A5 uses comprising up to 2500m2 GIA which includes no more than 499m2 of A1 uses; together with associated landscaping, open space and sports pitches, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other works ancillary thereto. (Application accompanied by an Environmental Statement) - Approved 31 March 2020.

Other relevant planning history

24/01250/REM - 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.– at the time of writing this report application 24/01250/REM is pending determination.

CONSULTATION RESPONSES

Highways

No objection.

Lead Local Flood Authority

The application is acceptable in principle subject to resolution of the phasing issues / requirements. These comments are addressed below.

Land Contamination

The Council's Land Contamination Officer recommended the inclusion of a condition requiring the submission of a Phase 1 Report (Preliminary Risk Assessment) prior to the commencement of development. However, this matter is now being addressed under a separate discharge of condition application (25/00280/DOC) which is seeking to discharge condition 15 of schedule 2 of the hybrid permission 16/01399/HYBR.

Public Rights of Way

No objection as the existing PRow HeyFp74 is to be maintained but the Council's PRow Officer has set out that:

- ☐ The access by the general public over the right of way whilst works are carried out, if there isn't an order in place to temporarily remove public access this should be maintained to avoid any risks.
- ☐ The surface of the right of way must remain undisturbed by any works, any damage to the route must be rectified immediately.
- ☐ Water must not be directed onto the right of way, any additional maintenance required as a result of the works should be arranged by the site manager.
- ☐ The route of the footpath should not be obstructed by vehicles, machinery or materials, vehicles should not be allowed on the route of the footpath.

Greater Manchester Ecology Unit (GMEU)

No comments were received from the GMEU but comments were received on application 24/01250/REM where the GMEU raised no objection to the proposed construction of the substation and associated infrastructure.

United Utilities

United Utilities were originally unable to support the application as they requested an updated foul and surface water drainage layout outlining how future phases were able to access sustainable options to discharge surface water within the boundary of the outline approval.

However, following further correspondence with UU it was established that consistent with their approach to application 24/01250/REM, UU have no concerns with the proposed development in isolation subject to this application.

Other concerns raised by UU regarding future phases would ultimately be subject to future phasing applications and such matters would be appropriately addressed as and when necessary.

Environment Agency

No objection.

National Highways

No objection.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and businesses, site notices were displayed in the vicinity of the site and a notice placed in the local press. No representations were received in relation to the application.

ANALYSIS

Principle of Development

The principle of the development has previously been established through the approval of application 16/01399/HYBR.

Nevertheless, this application is a reserved matters application for enabling works to facilitate the installation of a primary substation following the approval of planning application 16/01399/HYBR comprising of bulk earthworks, removal of inert material, diversion of surface water drains and alterations to culverts and watercourses.

The proposed application site is also sited within the Heywood / Pilsworth (Northern Gateway) allocated under PfE JPA 1.1 requiring significant investment in infrastructure.

The proposal would represent an early and significant investment in the infrastructure requirements of the area.

In accordance with Paragraph 7 of the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

In this instance, the proposed development would facilitate the provision of critical infrastructure to support the South Heywood and the delivery of future development coming forward in the future.

As such, the proposal is in accordance with the relevant adopted Rochdale Core Strategy Policies, Places for Everyone Policies JP-S1 and the National Planning Policy Framework.

Earthworks

Overall, the scale and amount of the development is not excessive and it is appropriate to enable the delivery of a primary substation to support the future development of the wider allocation.

The land levels are not drastically changing beyond their current parameters, they are being levelled to assist the provision of the primary substation. The levels are most affected to the south west of the site which is the proposed location of the substation and the surrounding contours of the application site are being acceptably modified as necessary to support the delivery of the substation from an access and implementation perspective.

Accordingly, subject to condition, the design of the proposal is acceptable and accords with the adopted Rochdale Core Strategy, PfE and the NPPF.

Access and Public Rights of Way

Policy DM1 of the CS requires that development provides satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into

account the proposed use and location. Rochdale Council Highways officers have reviewed the proposed development and have no objection.

Public Right of Way Hey FP74 runs along the northern boundary of the site but it would not be directly affected by the proposed development. The route is therefore to be maintained in its current location and the developer is reminded that the route of the footpath must not be obstructed by vehicles, machinery or materials and water must not be direct onto the right of way.

On the basis of the above the proposals are considered acceptable against core strategy policy T2 in terms of access and the impacts on highways and public rights of way.

Trees, Ecology and Landscaping

Whilst the approval of reserved matters are not within the scope of statutory biodiversity net gain as they are not themselves a grant of planning permission, the application is still subject to policies PfE Policy JP-G8 and CS Policy G7 insofar as providing a gain or enhancement in biodiversity.

In its current pre-developed state, the application site is unremarkable, the Greater Manchester Ecology Unit were consulted on this application but they have not provided any comments. The GMEU were also consulted on application 24/01250/REM relating to the construction of the substation itself and they raised no objection to that scheme.

The proposed development here would enable the provision and installation of the primary substation which is subject to application 24/01250/REM and that application is supported by an appropriate soft landscaping scheme which is considered to be ecologically acceptable. This application would therefore facilitate the works for the construction of the primary substation and that scheme would comply with the relevant policies of the Core Strategy, PfE and the NPPF listed above.

Amenity

The site is situated to the western end of Hareshill road and there are few nearby residential properties. As such there would be very limited disturbance from construction work. This would be a temporary imposition and would not be to an unacceptable degree provided suitable mitigation measures are put in place in a package of construction management measures. Details to address such measures are subject to discharge of condition application 25/00280/DOC which seeks to discharge the likes of conditions 21 (construction method statement), 22 (construction traffic management plan) and 23 (construction environmental management plan).

Drainage

Core Strategy Policy G8 requires that new development does not lead to any increased form of flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk and is itself well protected from flood risk and ensures prudent use of water resources.

Policy JP-S4 (Flood Risk and the Water Environment) of PfE expects developments to manage surface water runoff through sustainable drainage systems and development should achieve greenfield run-off rates unless it is demonstrated to be impracticable.

This application would require the diversion of a 750mm surface water drain and the grubbing out of an existing drain. It would also require the culverting of a section of open watercourse and replacement of an existing section of a culvert.

The LLFA were consulted on this application and they have confirmed that the application is acceptable in principle subject to resolution of the phasing issues / requirements. In addressing the resolution, this application is for enabling works in preparation for a primary substation on the land that will be built and drained as a separate entity with the scheme not being linked to any phasing. United Utilities were also consulted on this application and they raised no objection to the proposed development in isolation.

Subject to condition, Officers consider that the development accords with Policy G8 of the adopted Rochdale Core Strategy, Policy JP-S4 of PfE and the NPPF.

Land Contamination

The Council's Land Contamination Officer was consulted on this application and they have acknowledged that Land Contamination matters associated with this site are separately subject to discharge of condition application 25/00280/DOC.

Therefore, subject to satisfactorily complying with the relevant condition, the proposed development is acceptable with regards to CS Policy G9 and the Framework.

COMPLIANCE WITH OUTLINE CONDITIONS

As part of the Outline Planning Permission (16/01399/HYBR), a number of conditions are required to be submitted and discharged with Reserved Matters Applications. The scope of the conditions which this application is required to respond to was agreed with the Case Officer in writing on 23rd April 2024.

Condition 13 – A phasing plan has been included with this application and this is acceptable.

Condition 14 – Given the nature of the proposed development in that this application only relates to enabling works, this condition does not required formal discharge. However, existing and proposed ground levels have been specified on the Existing Contours Plan (Drawing Ref: SOHW-WSP-PSS-ENAB-DR-D-0 Rev P01) and Proposed Contours Plan (Drawing Ref: SOHW-WSP-PSS-ENAB-DR-D-0 Rev P04) which is submitted with this application and they are acceptable.

A number of other conditions controlling other technical aspects as well as construction and operational impacts of development are contained within Schedule 2 of 16/01399/HYBR. These matters are being separately assessed under application 25/00280/DOC.

Any details submitted and approved under the Schedule 2 conditions attached to 16/01399/HYBR should be read alongside these Reserved Matters proposals for additional context of these technical matters.

CONCLUSIONS

It is considered that the proposed enabling works to facilitate the installation of a primary substation would meet the objectives of the masterplan. The proposed development would accord with the hybrid permission parameters and the

accompanying Environmental Statement. The proposals are considered to result in a sustainable form of development that would assist the allocation coming forward for development by providing the necessary infrastructure in this area. The development would comply with the relevant policies of the Rochdale Core Strategy, Places for Everyone Joint Development Plan and the requirements of the National Planning Policy Framework.

RECOMMENDATION

GRANT, subject to the following conditions:

1. This approval relates to the following plans and documents:
 - ☐ Site Location Plan Drawing No SOHW-WSP-PSS-ENAB-DR-D-0101 Rev P05.
 - ☐ Proposed Contour Plan Drawing No SOHW-WSP-PSS-ENAB-DR-D-0102 Rev P04.
 - ☐ Proposed Isopachyte Analysis Drawing No SOHW-WSP-PSS-ENAB-DR-D-0103 Rev P03.
 - ☐ Proposed Long Sections Drawing No SOHW-WSP-PSS-ENAB-DR-D-0104 Rev P02.
 - ☐ Proposed Site Plan Drawing No SOHW-WSP-PSS-ENAB-DR-D-0002 Rev P13.

and the development shall be carried out in accordance with these details hereby approved.

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.