



Town and Country Planning Act 1990 (as amended)

APPROVAL OF RESERVED MATTERS

APPLICATION REFERENCE: 25/00014/REM

Name and address for correspondence:	Applicant name:
Aira Temporal Asteer Planning LLP Calico, 53-55 Mosley Street Manchester M2 3HQ United Kingdom	Russells South Heywood (Residential) Limited

Part I - Particulars of Application

Date of Application: 6 January 2025

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.
Location:	Land Bound By Manchester Road, Hareshill Road & Pilsworth Road West Of Junction 19 Of The M62 (Land South Of Queen Elizabeth II Way), Heywood,

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.
- 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.

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.

Date Decision Issued 29 May 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 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.