

APPLICATION NUMBER: 25/00566/REM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00566/REM

CASE OFFICER

Tom Hiles

DETERMINATION DATE 03.09.2025 EXT OF TIME 23.10.2025

Address: Plot H4, Heywood Distribution Park Pilsworth Rd Heywood OL10 2TT

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

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/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	Approve with conditions
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CHECKED AND SIGNED OFF BY: AC

DATE: 30/10/25

SITE

The site mainly comprises several adjoining parcels of land within Heywood Distribution Park (HDP) comprising an undeveloped plot, hardstanding areas used as lorry/trailer parking areas and car parking, the former site of one of the units on the park (M5), which has been demolished, and small areas of woodland/landscaping (two at the north and smaller areas at the south around the former plot M5 building), two of which are subject of TPOs.

The site is subject of an extant permission ref 24/00805/OUT granted in May 2025 for:

Outline application with all matters reserved for the development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) and removal of existing structures and hard standing and associated works.

Outline permission was subject to an s106 legal agreement to secure a commuted sum for delivery of local highways improvements to mitigate for the impact of the approved scheme on the local highway network.

PROPOSAL

The application seeks approval of all reserved matters following the outline approval, being access, appearance, landscaping, layout and scale. The application also seeks to address specific matters which were required by conditions on the outline permission to be resolved as part of reserved matters approval.

The reserved matters scheme now submitted comprises a single employment unit with parking and service yard, open storage area, access, landscaping and associated infrastructure. The layout plan proposes indicative locations for sprinkler tanks at the north-west corner of the building, though design details of these have not been submitted.

The scheme was amended during determination to respond to feedback from the Council's Urban Design Officer in relation to site layout and from GMEU in relation to proposed landscaping details.

The outline permission required by condition that the reserved matters address certain specific issues:

- ☐ Condition 7: Proposed finished floor levels
- ☐ Condition 10: Submission of a Crime Impact Statement
- ☐ Condition 12: Design details for safe pedestrian access and provision of a continuous 2m footway connecting to the nearest existing footpath within HDP
- ☐ Condition 14: Noise assessment (NA) confirming need for and extent of noise mitigation measures
- ☐ Condition 23: An updated Arboricultural Impact Assessment (AIA)

Condition 21 required that on-site and off-site habitat areas to be provided in accordance with the BNG plan (subject of the separate statutory condition) should where possible include suitable habitat mitigation for skylark and reed bunting, as these bird species were recorded on-site. The application notes that this has been addressed by the selection of planting species submitted landscape details.

The application addresses these matters, which are considered in the analysis section of this report. The NA and AIA were updated during determination to reflect amendments to the proposed scheme.

RELEVANT PLANNING POLICY

National Guidance

Sub-Regional

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 nine authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S5	Flood Risk and The Water Environment
JP-S6	Clean Air
JP-J1	Supporting Long-Term Economic Growth
JP-J2	Employment Sites and Premises
JP-J4	Industrial Warehousing Development
JP-G7	Trees and Woodland
JP-G9	Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-P6	Health

Local

Adopted Rochdale Core Strategy (CS):

SP3/H	The Strategy for Heywood
DM1	General Development requirements
DM2	Delivering Planning Contributions and infrastructure
SO1	To deliver a more prosperous economy
E2	Increasing Jobs and Prosperity
E3	Focus on economic growth corridors and areas
E4	Managing the release of land to meet future employment needs
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
G1	Tackling and Adapting to Climate Change
G2	Energy and new Development
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land instability
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility

Saved Policies of the Rochdale Unitary Development Plan (UDP):

EM/7	Development and Flood Risk
EM/8	Protection of Surface and Ground Water

RELEVANT SITE HISTORY

24/00805/OUT - Outline application with all matters reserved for the development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) and removal of existing structures and hard standing and associated works. Approved, 30.05.2025

- **25/00569/DOC** - Submission of details to comply with condition 6 (phasing plans). Approved, 17.06.2025
- **25/00738/DOC** - Submission of details to comply with conditions 8 (Full drainage approval), 9 (Drainage management and maintenance) 11 (Staff travel plan(s) approval) 18 (EV charging approval) and 19 (External lighting approval). Pending
- **25/00976/DOC** - Submission of details to comply with conditions 20 (CEMP) and 25 (BNG gain) on planning permission 24/00805/OUT. Pending

CONSULTATION RESPONSES

Highways And Engineering

The application site is within Heywood Distribution Park a site specifically designed to accommodate uses such as this one. This development would be typical of a distribution park. The access to the site is designed for vehicles such as those which will visit the site. There is adequate parking on site to accommodate staff vehicles and commercial vehicles in separate areas minimising conflict between the two. We are happy the car parks and service yards can function safely. The internal road layout is suitable for the expected volumes and types of traffic.

Changes to the existing highway have been discussed in previous applications and are not the subject of this application. We have no new road safety concerns as a result of this proposal.

Environmental Health - Noise

The noise assessment report states mitigation measures are required to protect the future residents on Moss Hall Road, in the form of acoustic barriers around the Northern and Eastern edges of the open storage area, alongside using electric hooks ups for the refrigerated trailers. The Environmental protection Team would also require details of plant & equipment to be installed alongside light details

Greater Manchester Ecology Unit

Regarding the proposed landscaping, some of the species mixes for the woodland, scrub and hedgerow contain species which aren't locally native. It would be preferable for locally native species to be selected. As well as providing wider ecological benefits and increasing the changes of survival in the long term, the species mixes selected will influence the habitat type/condition that is recorded in the BNG metric.

When the Biodiversity Gain Plan is discharged, the updated information submitted must be reflective of the final layout and landscape proposals.

There are a number of ecological matters which require additional information, which have been secured via condition on the original outline application which includes information regarding a CEMP: Biodiversity, mitigation details for ground nesting birds, discharge of the Biodiversity Gain Plan and HMMP. These were not required at reserved matters, and details

have not been provided at this stage. GMEU will provide comments on these aspects when we are consulted on the condition discharge applications.

GMP - Design For Security

No objections, request that scheme is achieves SDB accreditation prior to occupation.

Urban Design

No objection on the basis of the revised details, which would improve the functionality and visual appearance of the main entrance and arrival sequence, along with the landscaping of the site

REPRESENTATIONS

The application was publicised by notification letters issued to neighbouring properties on 19th June 2025, a site notice displayed on 19th June 2025, and a press notice published on 26th June. No public comments have been received.

ANALYSIS

Principle of Development

Paragraph 85 of the NPPF requires that ‘significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development’.

The principle of development on the site has been established through the grant of outline planning permission (ref: ref 24/00805/OUT) for development of the site with up to 52,000m² in Use Classes E(g)(iii), B2 and B8.

Indicative options for delivery of such a development were submitted at outline stage, including a single building or a pair of smaller buildings. Approval was subject to a parameters plan indicating maximum heights for any buildings to be delivered under the outline permission.

The reserved matters details propose a single building of 46,238m², to be used in flexible employment use. The reserved matters proposal therefore accords with the outline permission and is acceptable in principle.

Highways and Access

Paragraph 116 of the NPPF states ‘development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’ Paragraph 117 adds that applications for developments should:

- create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Policy DM1 of the adopted Core Strategy sets out the general development requirements and establishes that proposals should not adversely impact on highway safety. Additionally, it

requires all development to provide satisfactory vehicular access with adequate parking and manoeuvring arrangements provided. Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Additionally,

Policy JP-C7 of the PfE, states that we will support development that makes appropriate provision for deliveries and servicing in terms of road safety, traffic congestion and environmental impacts, in accordance with Policy JP-C8.

Policy T2 of the Core Strategy requires developments to comply with the parking standards set out in Appendix 5 of the adopted Core strategy.

The premises would be accessed from two points, with one point at the south giving access to the building and a second point at the north-east corner providing access to the open storage area.

The site would not be directly accessed from the public highways, rather both access points would be reached via existing estate roads which lead to the public highway at Pilsworth Road, outside HDP. Highways and access matters were considered in detail at outline stage, particularly in terms of impacts of traffic movements associated with the proposal upon the surrounding highways network. The Highways Officer was consulted on the application and their comments are summarised above, raising no objections and advising that parking provision is adequate.

For these reasons the reserved matters application is considered to be acceptable in terms of access, as well as all other highways and transport considerations.

Appearance, Layout and Scale

Paragraph 131 of the NPPF states that “*the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve*”. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Additionally, paragraph 139 sets out that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

CS Policy P1 sets out that high quality design will be required in all new developments and CS Policy C3 requires new development to adhere to high standards of design, respecting context (scale, density, massing, height, layout). CS Policy DM1 states that all development proposals should be of a high-quality design and take the opportunity to enhance the quality of the area.

The application is supported by a detailed Design and Access Statement which was refreshed to reflect amendments to the scheme secured during determination.

Appearance

The proposed building will generally be functional in character, befitting its purpose and its context within the Distribution Park. The unit will be similar to neighbouring buildings elsewhere on HDP in terms of its form, massing and external materials. Elevations will mainly be clad in composite panels with a monochrome palette, fading in tone towards eaves

height to soften the visual impact of the building's bulk. Corners of the building will be clad in a single shade from ground to eaves height, adding some visual interest.

A three-storey height glazing arrangement will feature wrapping around the south-east corner of the building, located at the main building entrance and around the office element of the premises. Extents of grey framed glazing will also feature at ground and first floor on the south elevation and west elevations, serving office areas.

Details of the specific design of the indicated sprinkler tanks have not been provided. It is therefore suggested that permission would need to be granted on condition that full design details would need to be approved prior to installation of any such tanks.

Layout

The proposed building will be centred within the site, with an HGV apron to the west side, an access drive and pedestrian entrance at the south-east corner, staff and visitor parking to the south, an open storage area (accessed separately) and SuDs basin at the east side, and retained trees and proposed landscaping to the north (rear) of the building. The layout plan proposes indicative locations for sprinkler tanks at the north-west corner of the building.

Ancillary elements including an outside staff amenity area, cycle parking, and gatehouse are arranged at the south-west corner of the site arranged around the main vehicular access and the parking area. The addition of the staff amenity area is welcomed. A footway of over 2m in width extends from the building staff entrance to the front of the site, providing safe pedestrian access and therefore satisfying condition 12 on the outline permission.

The layout of the scheme has been appropriately designed for its purpose and accords with principles set out by the outline permission, in that it would utilise some of the potential access points indicated on the approved parameters plan and that the north-east area of the site would be reserved for open storage.

Scale

The proposed building will comply with the parameters approved at outline stage in terms of its internal floorspace and overall height. The outline permission approved a building of up to 52,000 square metres, with building heights of up to 25m in the main area of the site towards the south-west (development zone 1) and a lower building height of up to 20m in a smaller area around the north-east corner (development zone 2). The building would be located fully within development zone 1 and would have a maximum height of 21m, and an internal floorspace of 46,238 square metres, comprising warehouse space, offices at first and second floor, and a separate transport office within the building.

Whilst the building will be significant in its overall scale, this is broadly consistent with existing development on the Distribution Park and is driven by functional considerations and expected occupier requirements.

Other design matters

Condition 10 on the outline permission required that the reserved matters application include a Crime Impact Statement (CIS). The application is supported by a CIS and the application notes that its recommendations have been implemented into the design where appropriate. GMP Design for Security have been consulted on the application and their comments are summarised above, noting no objections. On this basis, it is considered that the requirements of condition 10 have been satisfied.

Summary

Overall, the building appearance, layout and scale provides a contemporary proposal which would be consistent with existing buildings on the rest of the Heywood Distribution Centre, with design choices that will not dominate the landscape and colour choices which create visual interest and break up the building's massing whilst being sympathetic to its setting. The development therefore accords with Core Strategy Policies P1, P3 and DM1, PfE and the NPPF.

Hard and Soft Landscaping

Core Strategy Policy G7 requires that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection and that opportunities for enhancing biodiversity and geodiversity will be supported. It is expected that development proposals will protect and include existing biodiversity and take opportunities to promote biodiversity and create new habitats using landscaping and building and construction features wherever possible. CS Policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

PfE Policy JP-G8 seeks to deliver a net enhancement of biodiversity resources through a collective of measures which are broadly aligned with the approach to BNG outlined within the Environment Act (2021), the NPPF and supporting guidance documents.

When determining planning applications paragraph 193 of the NPPF sets out that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Opportunities to improve biodiversity in and around developments should also be integrated as part of their design, especially where this can secure measurable net gains.

The soft landscaping proposals would comprise:

- ▣ Areas of meadow planting and flowering lawn to the east and south, wetland planting to the attenuation basin, and shaded area planting to the north side and south-east corner of the building
- ▣ Lines and groups of tree planting and hedgerow planting close to the site perimeters at the front and rear areas
- ▣ Areas of ornamental planting around the car park

The soft landscaping would serve to soften the appearance of the building and of external service areas and the car park. The comments from GMEU regarding the mix of planting are noted and have been fully addressed by amendments to the proposed planting details. The landscaping proposals will therefore provide associated ecological benefits as noted by GMEU.

For these reasons the proposed soft landscaping is considered to be acceptable.

Hard landscaping would comprise areas of concrete service yards, aggregate surfaced open storage areas, tarmac roads and car park, and block paving footpaths and stone-clad external stairs. These details are considered to be appropriate and acceptable, given the generally functional nature of the development.

For the above reasons the proposal is considered to be acceptable in terms of hard and soft landscaping. The development therefore accords with CS policies P1, P2, P3, G6 and G7, and PfE policy JP-P1.

OTHER ANALYSIS

Residential Amenity and Noise

The outline permission was subject to a condition (7) requiring that the reserved matters application should include details of finished floor levels (FFL) of the proposed building, in the interests of amenity and to ensure the development will comply with policies P3 and DM1.

Such a plan is included within the application and notes that the FFL for the building would be 118.495m AOD. This is approximately 3.3m higher than ground levels of land to the immediate south of the building within the HDP, and marginally higher than ground levels to the immediate north of the site. The proposed FFL is considered to be acceptable in terms of the resulting relative height and prominence of the building and therefore in terms of its impact upon the amenity of the nearest residences, being houses located around 260m to the north.

Condition 14 on the outline permission required the submission at reserved matters stage of a noise assessment to confirm the need for and extent of any noise mitigation measures, in order to accord with CS policy G9. The noise assessment submitted with the application indicates the requirement to mitigate adverse impacts on certain nearby residential areas, from noise arising from the operation of the site. The NA notes that proposed mitigation measures are required, comprising acoustic barriers (as detailed in the proposed layout and specified in a fencing and protection detail) and the use of electric hookups for refrigerated trailers, to prevent HGV diesel engines from needing to idle to power the trailers whilst parked at the site.

The Environmental Health officer was consulted on the application in relation to noise and their comments are noted above. Their response requested details of plant and equipment. In relation to noise arising from fixed building services plant, condition 13 on the outline permission required noise arising from any such fixed plant to comply with noise limits set out in the approved NA from the outline permission. The current NA notes that fixed plant details are still not known at this stage, but notes that any such fixed plant would be subject of condition 13, and recommends that any such fixed plant will need to be tested against the limits, and where necessary, mitigated to ensure compliance with them. It is considered that condition 13 (and its potential enforcement) is sufficient to control potential nuisance arising from the operation of fixed plant and that further details are not required to satisfy condition 13 or 14.

The submitted NA and associated details are considered to satisfy the requirement of condition 14.

The Environmental Health officer also noted a requirement for lighting details. Approval of such details are subject of a condition on the outline permission and are currently under consideration in a separate application.

For the above reasons the reserved matters scheme is considered to be acceptable in terms of effects on residential amenity, including in terms of visual intrusion and effects on outlook, and in terms of the potential for noise nuisance. The proposed development is considered to accord with CS policies P3, G9 and DM1.

Trees and Ecology

As required by outline condition 23, the reserved matters application is supported by an updated Arboricultural Impact Assessment, which was updated during determination following changes to the site layout. The AIA includes details of protective measures to be implemented during construction.

The AIA notes that the following tree removals are necessary:

Five category B trees (three of which are subject of a TPO) and one category C tree.

Four groups of smaller trees and parts of two smaller groups, all category C.

The landscaping scheme proposes the planting of a total of 80 heavy standard individual trees, including silver birch, ash, rowan, alder and cherry trees, expected to grow to between 3.5m and 4.25m. These are considered to be satisfactory replacements for the tree removals required to implement the proposed scheme. The reserved matters scheme is therefore considered to satisfy condition 7 and to be acceptable in terms of PfE policy JP-G7 and CS policy G6.

It is noted that the selection of landscaping planting has been chosen to support reed bunting, partly addressing the requirements of condition 21 on the outline permission. Further details relating to off-site BNG provision will also need to address this requirement, ideally to address skylark, to fully satisfy condition 21, through the separate future discharge of the condition.

With the exception of the above considerations, no other ecology matters are to be considered at this stage, as the outline permission was subject to the statutory biodiversity net gain conditions and a range of other conditions relating to ecology matters, to be addressed through separate discharge applications.

CONCLUSIONS

It is considered that the details of the access, layout, appearance, landscaping and scale of the proposals would provide an acceptable development. The proposed development would be in keeping with the character of the surrounding area. The design revisions made throughout the scheme are considered to provide suitably functional and accessible building. Details submitted with the application demonstrate that the development would prevent harm to the amenity of nearby residents, and would be satisfactory in terms of landscaping, trees and ecology considerations. For these reasons, the reserved matters application is recommended for approval, subject to the following conditions.

Recommendation:

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.

Notes for applicant:

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.

