

Rochdale Metropolitan Borough Council
Economy and Environment,
Planning Service,
Rochdale,
OL16 1XU

Submitted via the Planning Portal only

21 April 2026

Dear Sir/Madam,

Application for Discharge of Conditions (Planning Portal Reference: PP-14874834)

Site: Land At Manchester Road West, South Heywood, Rochdale

Introduction

We write on behalf of our client, Bellway Homes Ltd (Manchester Division), regarding the above site. Planning was granted on 31.3.20 under application reference 16/01399/HYBR, for the following description of development:

'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).'

This letter and submission relates to Schedule 2 of the permission, which was for the following description of development:

'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 (all matters reserved for future consideration except access).'

This submission outlines the information enclosed to discharge the final part of one condition.

Condition and Detail Submitted

Condition 15 states the following:

'No development shall take place in any phase of development until an investigation and risk assessment (in addition to any

assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

i) a survey of the extent, scale and nature of contamination

ii) an assessment of the potential risks to:

o human health,

o property (existing or proposed) including buildings, crops,

livestock, pets, woodland, and service lines and pipes,

o adjoining land,

o groundwaters and surface waters,

o ecological systems,

o archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.'

The majority of this condition has previously been discharged under application reference 21/01183/DOC. This condition submission relates to the final part of this condition, which has not been approved to date. To confirm, the final part that the submission relates to is the following wording as highlighted in bold:

'The development shall thereafter be carried out in full accordance with the duly approved remediation strategy **and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.'**

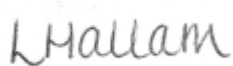
To address this condition, the following information is submitted:

- 15-707-L4 - South Heywood Phase 1 - Verification Statement - Dec 2025

Summary

We trust that the enclosed information is sufficient to enable the Council to validate and positively determine the application, but should you require any further information, then do not hesitate to contact me.

Yours sincerely,



Laura Hallam

Planning Consultant

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Mobile: 07359 302449

Encl: as referenced.