



Paul Butler Associates

Planning, Development & Heritage Consultants

05 August 2026

FAO Anna Hayes
Senior Planning Officer (Devt Mgt)
Planning
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Our ref: 25.2243

Dear Anna,

Land Off Heywood Old Road, Middleton
Application for Planning Permission: Construction of a SEN School

On behalf of the applicant, Rochdale Borough Council, please find enclosed a planning application which seeks consent for the construction of a Special Educational Needs (SEN) school for up to 64 pupils on land off Heywood Old Road in Middleton. The description of development is:

'Construction of an SEN school, with associated access, parking, landscaping, drainage, land regrading and associated works'

The school will be developed as a satellite site to support Redwood Secondary School in Rochdale, who will use this site to expand their service for young people with complex autism. There are currently capacity issues within the SEN sector meaning RBC have to fund alternative provision, including private/independent schools or travel to schools outside the borough. The scheme will provide significant benefits, including:

- Provision of much-needed public infrastructure in a high-quality facility for children and young people in Heywood and Middleton, and across the wider Rochdale Borough, who have autism.
- Provision of much needed SEN school provision within Rochdale which will address existing capacity shortfall issues, thereby reducing Council costs associated with funding alternative provision.
- Co-location of the new satellite school site next to an existing school will give benefits to existing school children in the area and will boost integration for children with SEN needs. The site layout has been designed to minimise impacts upon neighbouring residents where possible.
- Provision of soft landscaping and tree planting which will have biodiversity benefits.
- Provision of a development with adequate vehicle parking and a dedicated off-road drop off lay by.

- The new school will reduce traffic across the wider area by providing specialist school places within the Heywood / Middleton area. This will reduce travel to school distances for the most vulnerable children and help address the issue of children of having to travel out of borough for SEN school provision.
- Securing direct investment into the local community through the provision of jobs during the construction and operational phase of the development.

Drawings and Documents

This planning application is supported by the following documents:

- Completed Planning Application Forms and Certificates.
- Drawings and Drawing Register prepared by Equilibrium Architects.
- Design and Access Statement prepared Equilibrium Architects.
- Planning Statement prepared by Paul Butler Associates.
- Statement of Community Involvement prepared by Paul Butler Associates.
- Landscape Details prepared by Trevor Bridge Architects.
- Preliminary Risk Assessment prepared by LK Consult.
- Phase 2 Geo-Environmental Investigation, Risk Assessment and Outline Remediation Strategy prepared by LK Consult.
- Preliminary Ecological Appraisal prepared by E3P.
- Great Crested Newt eDNA Survey prepared by E3P.
- Biodiversity Metric Report and Metric prepared by E3P.
- Arboricultural Impact Assessment, Arboricultural Survey TCP/5446/Y/100, and Arboricultural Layout ARB/5446/Y/200 prepared by ACS Consultants.
- Transport Assessment prepared by SCP.
- Travel Plan prepared by SCP.
- Flod Risk Assessment prepared by LK Consult.
- Drainage Statement prepared by Harley Haddow.
- Crime Impact Statement prepared by Greater Manchester Police.
- Noise Impact Assessment prepared by Miller Goodall.
- Exterior Lighting Design And Impact Assessment prepared by Miller Goodall.
- Air Quality Assessment prepared by Miller Goodall.
- Energy and Sustainability Statement prepared by Miller Goodall.

A fee of £16,475 is payable with this application. A payment for this amount will be made by the applicant at the time of submission.

We trust that this information is sufficient to enable validation of the application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely

Lynsay Ewart

Lynsay Ewart BSc (Hons) MSc MRTPI IHBC
Principal Planner