

Development Management
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

FAO: Mr Bob Melling, Planning Officer

13th August 2026

Dear Sir/Madam,

RE: FORMER OAKENROD PRIMARY SCHOOL, BURY ROAD, ROCHDALE, OL11 4EE – APPLICATION TO AMEND PLANNING PERMISISON REF: 22/01068/FUL.

I write in relation to the above site, to inform that a Section 73 Application to vary the above referenced permission, has today been submitted via the Planning Portal (PP-15113469). The application has been submitted on behalf of Stonebond Properties (Manchester) Ltd, Great Places Housing Association and Hallmark Developments (North West) Ltd

The application description of development is as follows:

“Variation of condition 2 of application reference: 22/01068/FUL: Residential development of up to 52 no. dwellings with associated access and infrastructure.”

The application comprises the following documents alongside this supporting letter:

- Application Form and Certificates
- Proposed Planning Layout (MAN-038-SBP-ZZ-ZZ-DR-A-91-100 Rev P02);
- Street Scenes (MAN-038-SBP-ZZ-ZZ-DR-A-05-100 Rev P02);
- Site Sections (MAN-038-SBP-ZZ-ZZ-DR-A-91-130 Rev P02);
- Housetype Pack comprising the following:
 - Bittern (MAN038-SBP-T2.10-ZZ-DR-A-04-001 & 002 – Rev P01);
 - Tern (MAN038-SBP-T2.20-ZZ-DR-A-04-001 & 002 – Rev P01);
 - Curlew (MAN038-SBP-T3.10-ZZ-DR-A-04-001 & 002 – Rev P01);
 - Eider (MAN038-SBP-T3.20-ZZ-DR-A-04-001 & 002 – Rev P01);
 - Gadwall (MAN038-SBP-T3.30-ZZ-DR-A-04-001 & 002 – Rev P01);
 - Jay (MAN038-SBP-T3.55-ZZ-DR-A-04-001 & 002 & 003 – Rev P01);
 - Redwing (MAN038-SBP-T4.45-ZZ-DR-A-04-001 – Rev P03 & 002 – Rev P01);
- Landscaping Masterplan (dwg no. 322-DAC-PL-001);
- Drainage Strategy (dwg no 0900 Rev P02), prepared by AJP;
- Preliminary Levels Plan (dwg no. 0400 Rev P02), prepared by AJP;
- Flood Excavation Compensation Plan (dwg no. 9001 Rev P01);
- Drainage Technical Note, prepared by AJP;
- Tobermore Retaining Wall – example detail;
- Invasive Weed Management Plan, ref: IWMP2799A, dated 07.08.26;
- Noise Technical Note, ref: 51-888-R1-3 prepared by E3P, dated 13/08/26;
- Highway Technical Note, prepared by Egg Transport Planning;
- Updated Ecology Site Walkover, ref: ECO-26-0077-LO1-1, prepared by Woodbank Environmental;
- Arboricultural Method Statement, ref: 26/AMS/ROCH/11, prepared by Tree Solutions;
- Affordable Housing Statement (August 2026), prepared by Great Places;

- Crime Impact Review, ref: APM/0407.26, prepared by AP Martin; and
- Schedule of Planning Conditions, prepared by Stonebond.

The application fee amounts to £2,076 and this has been made payable to Rochdale Council via the Planning Portal.

Background Context

The application site extends to approximately 2.46 hectares and is accessed via Bury Road. The majority of the application site is vacant land and is in part previously developed as a former school which has now been demolished.

Planning Permission was granted on 2nd September 2025 for the following development at the above site:

“Residential development comprising of 52 no. dwellings with associated access and infrastructure”

The description of development was amended via a S96a application in May 2026. The description now reads as follows:

“Residential development of up to 52 no. dwellings with associated access and infrastructure”

Flexibility within the description was sought to allow an alternative, lesser number of units to be constructed, the details of which is now subject to this application under Section 73 of the Town and Country Planning Act 1990 (As Amended).

Proposed Amendments

This application seeks to vary Conditions 2 attached to planning permission ref: 22/01068/FUL, along with associated condition amendments required to other conditions as a result of scheme changes.

Condition 2 lists the approved plans and documents for which the development is to be carried out in accordance with. This application seeks approval for a substitute layout and housetypes in order to facilitate the delivery of housetypes by a different housebuilder but also to ensure the housetypes are compliant with the latest building regulation requirements. Other associated drawings and reports have also been updated to align with the amended scheme, such as drainage and landscaping drawings.

The scheme is also now proposed to be delivered as 100% affordable housing, the full details of which are set out in the submitted Affordable Housing Statement and summarised in this covering letter.

A planning conditions schedule has been submitted with suggested amendments to conditions as a result of this S73 application.

The main access, road layout, proposed levels, drainage strategy and public open space and landscaping strategy would remain largely similar to the consented scheme as explored further below.

Appraisal

The principle of development has been established through planning permission ref: 22/01068/FUL. The key points of consideration as part of this S73 application is whether the amendments are acceptable having regard to scheme design and layout and other material considerations such as amenity, landscaping, drainage, parking provision etc.

Layout

As set out in the officer report for App Ref: 22/01068/FUL, the consented scheme can be summarised as follows:

“The proposed site layout is informed by the road layout and site topography. The road layout involves a fairly linear layout from east to west with a cul-de-sac at the western end and a secondary access road in the centre and south of the site. This road layout has informed varied building lines

throughout the development but the nature of the site and layout means that the developable area is relatively separate from other nearby residential areas in the north and north west.

A wildlife and public open space area to the south of the development and north of the River Roch provides connections and naturally promotes healthy and amenable movement for future residents."

In terms of the proposed amendments, the layout principles largely remain the same, with tweaks following a design and engineering review:

- The overall number of plots has reduced from 52 to 46 dwellings.
- The main vehicular access off Bury Road remains unchanged, as does access arrangements into the retained car park.
- The road layout and orientation of dwellings follows a linear layout east to west, with a cul-de-sac remaining at the western end.
- A secondary access road / shared drive is provided in the centre of the site, but to the north.
- All split level plots have been omitted and replaced with 2 – 3 storey timber frame dwellings.
- Plots fronting Bury Road have been omitted, with landscaping to remain.
- Parking is provided through a mix of in curtilage drives (side or upfront), 'on street' parking bays and rear parking court.
- The foul pump station has been relocated to the north side of the access road.
- A wildlife and public open space area to the south of the development and north of the River Roch remains, with pedestrian access to it provided.
- The orientation of plots largely mirrors the original scheme and is outward facing providing natural surveillance within the development.
- Sight lines and view points from Bury Road down to the River Roch have been incorporated into the revised layout.

Housing Mix / Affordable Tenure

Places for Everyone (PfE) Policy JP-H1 requires that new homes are of good quality. This is expanded upon in Policy JP-H3, which expects a range of dwelling types and sizes to be incorporated to meet local needs and deliver more inclusive neighbourhoods (including by providing for older households and vulnerable people). This also align with Policy C3 of the Core Strategy.

Original mix:

- 4 x 1 bed units
- 11 x 2 bed units
- 23 x 3 bed units
- 14 x 4 bed units
- Overall Sqft – 64,217

The development will deliver 100% affordable housing, and all homes are to be owned and managed by Great Places Housing Group and let at affordable tenures (social rent), in line with identified local needs. The proposed housing mix comprises a range of 2, 3 and 4-bedroom homes, predominantly semi-detached and terraced in format, with a small number of detached units. This proposed mix includes:

- 17 x 2bed units
- 23 x 3 bed units
- 6 x 4 bed units
- Overall Sqft – 44,584

The proposed dwellings mix in terms of bedroom size and square footage reflects the affordable housing providers review of the scheme, area and demand for affordable housing. There is a reduction in overall square footage reflective in the reduction in unit numbers owing to site constraints. The proposed dwellings are all NDSS and M4(2) compliant. Overall, it is considered the proposed mix and dwelling types and sizes is an improvement on the extant permission and offer a good range of homes and therefore accords with the policy requirements of the Core Strategy and PfE.

Design and Amenity

The application seeks a plot substitution within the scheme to deliver Stonebond housetypes whilst also ensuring the housetypes comply with the latest building regulation requirements.

There would be some changes to the orientation and disposition of dwellings, but they would be in a similar position / alignment to the original scheme when having regard to the development footprint and layout overall. The scheme has been updated to deliver parking in a different manner to the original scheme, with parking arrangements now comprising a mix of on street, in curtilage and rear parking courts to serve the proposed dwellings. The street hierarchy remains the same and road widths are consistent with the original consented scheme, allowing for safe access and manoeuvring around the development.

The overall design of the scheme would vary to reflect the change in housebuilder. A housetype pack and detailed street scenes is submitted alongside this application, providing further details of each housetype and proposed appearance. All properties are two-storeys in height, with the exception of the Redwing which is a three-storey property. All dwellings meet or exceed the Nationally Described Space Standards (NDSS) for internal floorspace, and all will be constructed to be M4(2) accessible and adaptable homes in accordance with development plan policy requirements.

The design and appearance of the new dwellings are traditional in form (brick construction with pitched tiled roofs) but incorporate some contemporary detailing for visual interest, including feature brick panels on front elevations, slender entrance canopies, and alternative style and colour composite windows and doors. A mix colour palette of grey and green has been proposed to create variety and interest within the scheme as fully reflected on the submitted street scenes. Fenestration is arranged symmetrically on most house types to present a balanced façade and it is proposed to deliver the scheme in a mix of red brick with grey roof tiles.

Each dwelling will include a private rear garden and interface distances are considered to align with the original consent scheme. Patios and bin store areas are incorporated into the rear gardens. In addition to these private gardens, there will be areas of amenity grass/landscaping fronting onto the street.

Levels

In terms of levels, split levels dwellings are proposed to be omitted and instead site levels will raise on the southern side of the access road and be retained to deliver proposed development. Retaining structures separating the dwellings from the open space areas range in height from 900mm at its lowest to 5175mm at its highest. A preliminary levels drawing has been submitted to illustrate this, along with details of a proposed finish using Tobermore.

Finished floor levels to all plots remain in accordance with the approved Flood Risk Assessment and the requirements of Condition 4 of App Ref: 22/01068/FUL. Flood compensatory storage is also being provided to mirror volumes approved as part of the original consent.

Highways and Parking

A Transport Note has been prepared by Egg Transport, which draws upon the conclusions of the original Transport Statement. The proposal is now for 46 dwellings, instead of 52. Access arrangements remain the same with a fairly linear road layout from east to west with a cul-de-sac at the western end and a private shared drive within the centre of the site. The road is 5.5m wide with 2m footpaths provided on both sides. The turning head has been designed to accommodate refuse vehicles.

Parking is now provided in a range of configurations include in curtilage, parking courts and on-street parking bays. Overall, there are 72 spaces serving 46 dwellings, a slight reduction which is reflective of the site's sustainable location and the change from an open market to affordable housing development. Pre-app advice from the local highways authority indicated that the reduction in parking provision is considered acceptable on balance.

The developments impact on the capacity of the highway network, highway safety as well as parking provision were found to be acceptable, and this alternative scheme does not materially change the approved position.

Landscape and Trees

The proposed development retains existing trees and vegetation along the northern boundary closest to Bury Road. Elsewhere new landscaping across the development will be provided. The location of the soft landscaping to be included is identified in the Landscape Masterplan submitted as part of this application. Along the streets throughout the development, medium and small sized ornamental trees, feature trees, shrubs and native and ornamental hedgerow will be planted. Shrubs and native and ornamental hedgerow will be planted along the boundaries of plots to provide a natural boundary treatment. The new habitats introduced to the development across public and private areas are as follows:

- Proposed trees: 79no
- Proposed native hedgerow: 37 linear metres
- Proposed single species hedgerow: 317 linear metres
- Proposed shrubs: 497m²
- Proposed native scrub: 200m²
- Proposed wildflower seed: 4,995m²
- Proposed grass: 615m²
- Back gardens: 1,870m²
- Proposed wetland seed (including base of the attenuation basin): 455m²

The proposed development will deliver a visually attractive landscaping scheme comprising of a mix of trees, grass, shrubs, hedgerow and planting. The proposed landscaping scheme will contribute towards the creation of a high-quality, well-designed development that responds well to the local character of the area.

The open space area will be newly planted, a change from the original scheme which sought to retain vegetation in these areas. The rationale for a change in approach is as a result of the spread of invasive species (Japanese Knotweed) in these areas, and it is proposed to excavate and remove from site, as opposed to in situ treatment due to the extent of spread since the original application was submitted. In addition, there is a requirement for additional window sampling as part of site investigation work to inform the remediation strategy, which also requires removal of vegetation to access these areas.

This results in the removal of additional trees as reflected in the submitted AMS, however replacement planting is proposed, the final details of which can be secured by way of planning condition for a detailed planting scheme.

Ecology

An updated ecology site walkover has been carried out, the findings of which are submitted in a technical note prepared by Woodbank Environmental. The updated walkover concludes:

“Overall, the site is considerably more overgrown than recorded in 2022, the extent of scrub and self set trees has increased significantly. The recommendations of the original report largely remain applicable. Although due to the density of vegetation within the site, an Ecological Clerk of Works may be required during vegetation clearance, if clearance is undertaken within nesting bird season (1st March- 30th September).

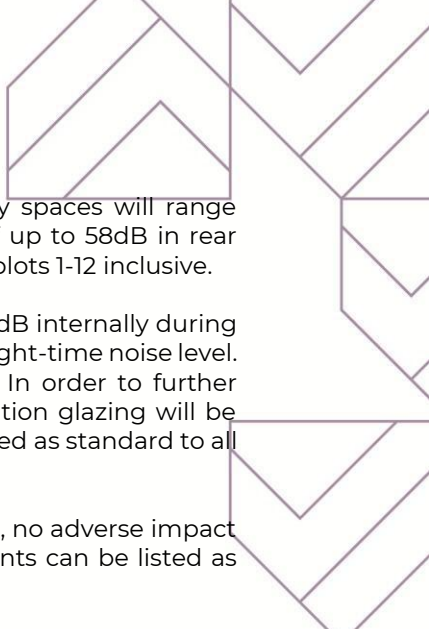
Great crested newt eDNA surveys previously returned a negative result. There is no reason to believe that great crested newts have colonised the site since the survey was undertaken. The on-site ponds appear to have reduced suitability for great crested newts, due to being choked with vegetation.

There is also limited connectivity for great crested newts to any ponds within the wider area.”

It is considered that the site's ecological constraints are known and do not prevent the site's redevelopment, subject to appropriate conditions relating to ecological checks.

Noise

This application is accompanied by a Noise Technical Note (NTN) (ref. 51-888-R1-3). The NTN assesses the impact of both road traffic sound and commercial sound from the surrounding area.



Noise modelling predicts that road traffic noise levels in the external amenity spaces will range between 38dB and 68dB. To mitigate these noise levels and achieve a level of up to 58dB in rear gardens (as required by condition 20), fences at heights of 1.8m are required for plots 1-12 inclusive.

Regarding internal noise levels, the façade mitigation is designed to achieve 35 dB internally during the daytime and 30 dB during the night-time, together with a 45 dB maximum night-time noise level. These values align with the internal noise criteria stated within condition 20. In order to further mitigate the effect of noise levels emanating from road traffic higher specification glazing will be included on the dwellings at Plots 1-3 & 11. A ventilation system will also be installed as standard to all plots.

The assessment concludes that once the mitigation measures are implemented, no adverse impact is predicted due to existing sound sources. The NTN and mitigation requirements can be listed as approved by way of planning condition.

Flood Risk / Drainage

A Drainage Strategy has been submitted in support of the revised scheme and sets out the drainage position for the amended scheme against the consented strategy. This should be read alongside the T J Booth Associates Flood Risk Assessment (Rev 3 , November 2024) and Drainage Strategy Report (Rev 1 , November 2024), which remain the governing drainage documents for the development.

Surface water for the amended scheme will discharge into the River Roch at the greenfield QBar rate (12.1 l/s) as required by Condition 5, with an offline attenuation basin providing storage up to the 100 year + 45 % climate change rainfall event. This is consistent with the original drainage scheme.

One amendment is proposed to the foul strategy. The consented scheme showed a new manhole connection to the combined sewer within the Bury Road carriageway. Bury Road is a busy classified route, and breaking into the sewer within the live carriageway would require a road closure or significant traffic management. The connection point has therefore been relocated to a more favourable and less disruptive position on site, connecting to the existing combined sewer at existing manhole 6107 , located within the site on the 150 mm VC combined sewer which drains to the 450 mm sewer in Bury Road (refer to the United Utilities sewer records extract attached). This removes all works from the highway, avoids any closure of Bury Road, and reduces construction risk to both operatives and the travelling public.

The peak foul discharge remains 10.8 l/s by gravity and is unchanged by the revised connection point. Flows continue to discharge to the same Bury Road combined sewer, now via the existing 150 mm branch, so there is no change to the receiving network downstream. The foul pumping station remains at the site entrance, but relocated to the northern side of the new estate road.

The conclusions of the consented Flood Risk Assessment (FRA) remain wholly unaffected by the proposed plot substitutions. Minimum finished floor levels are maintained exactly as consented: 116.74 m aOD in the upper reach and 115.31m aOD in the lower reach.

Section 3.5 of the approved FRA discusses the proposed development's impact upon flood plain following re-engineering of the site and amendments to levels. A compensatory storage plan is listed as approved under Condition 4, which resulted in a floodplain gain of 237.4cum. This relied upon lowering levels on the adjacent surface car park, which sits outside the application red edge and is not within the applicant's control. As such, this S73 application proposes to deliver a flood plain gain within the application red edge and updated drawings are submitted for approval. Once the works are completed, it will deliver a floodplain gain of 248cum, a slight improvement on the consented version.

Updated drawings have been submitted with this application so the drainage design relates to the amended scheme/plot substitution – and these amended drawings can be referenced in drainage related conditions attached to any new S73 permission.

Having regard to the above, it is considered that the proposed amendments do not materially alter the drainage arrangements for the site and flood mitigation is now deliverable within the application red edge.

Energy

PfE policy JP-S2 “Carbon and Energy” states that from 2025 development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions. Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy set out within PfE.

An Energy Statement has been prepared, which confirms that the proposed development will be built to a very high energy efficiency standard in line with modern regulations. Each new dwelling is designed with a fabric-first approach – meaning thick insulation and airtight construction – resulting in excellent thermal performance (for example, walls, floors and roofs achieve low U-values around 0.15–0.18 W/m²K). All houses will have efficient heating systems (condensing gas boilers ~90% efficient, with zoned controls and weather compensation) and water-saving fixtures that cut waste energy. Measures like positive ventilation and heat-recovery in showers further reduce demand. Importantly, every house will include solar photovoltaic panels on the roof (approximately a 1.2 kW array per home) to generate on-site renewable electricity. The scheme also uses only low-energy lighting and A-rated appliances. Together, these design features significantly lower the development's carbon emissions.

The homes will use much less energy for heating and power than a typical new build, and the solar panels will supply a portion of their electricity from clean sources. As a result, the development's operational carbon footprint will be very low.

Crime Prevention and Safety

PfE policy JP-P1.8 “Sustainable Places” requires new developments to be safe, including by designing out crime and terrorism, reducing opportunities for anti-social behaviour and by ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster.

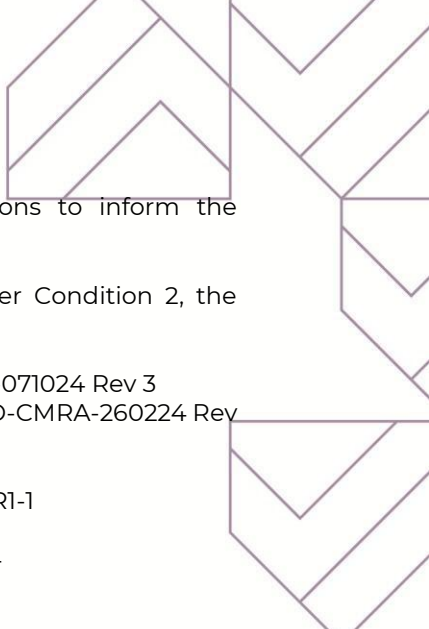
A Crime Impact Review has been prepared in support of this application, which includes a scheme review. It is considered that the scheme includes features that would make a positive contribution to the prevention of crime and fear. These include creation of natural surveillance along footways, through a combination of well-designed block form, and property orientation to ensure sufficient overlooking within the scheme. Rear gardens are screened by a minimum of 1.8m high close boarded fencing and the proposed streets will be suitably lit, in accordance with BS: 5489.

Boundary treatments have been selected to provide a degree of physical security, whilst acting as a psychological deterrent to opportunistic crime. Private boundaries include a minimum of 1.8m high boundary and plot divisional fencing. The development has been designed to ensure that there are no areas within the site which provide visual refuge, where intruders could remain unobserved.

As such, the proposed development is considered to create a safe and accessible place that reduces the threat of crime, in accordance with PfE policy JP-P1.8 as well as Paragraphs 92 and 97 of the Framework.

Other Matters

- **Viability** – there is no S106 associated with the consented scheme. The proposal is now for 100% affordable housing which is fully grant funded. Taking account of site abnormalities and change in tenure, the outcome of the viability is anticipated to remain unchanged, with no financial contributions payable.
- **Invasive Species** – Condition 7 requires submission of an invasive species report. The site mainly features Japanese Knotweed and Himalayan Balsam. A proposed strategy for dealing with invasive species is submitted for approval. It should be noted that this work is required first to control and prevent spread, which also means site clearance to access the invasive species to clear. Other pre-commencement planning conditions need to be flexible to allow site clearance which in turn will then make way for other pre-commencement activities to follow.



– such as archaeological investigations and further site investigations to inform the remediation strategy.

- **Other Technical Reports** – following review of all reports listed under Condition 2, the following remain unchanged and can remain as approved documents:
 - Flood Risk Assessment REP-TJBA-HALLMARK-OAKENROD-FRA-071024 Rev 3
 - Coal Mining Risk Assessment REP-TJBA-HALLMARK-OAKENROD-CMRA-260224 Rev 1
 - Phase I Geoenvironmental Desk Study Referenced A4743/22
 - Phase II Geoenvironmental Site Assessment Referenced 16-932-R1-1
 - Historic Environment Assessment Referenced BA/RN/2210
 - Archaeological Desk Based Assessment Referenced BA/RN/2204
 - Travel Plan Referenced AM/220751/TP/0

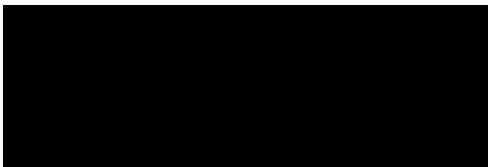
Please refer to the submitted condition schedule for proposed suggested amendments to the planning conditions.

Summary

It is considered that the changes proposed are in keeping with the overall parameters of the approved development and do not result in a materially different scheme with differing impact. The proposed changes do not conflict with Development Plan policies and can be considered minor material amendments to the scheme as originally approved.

I trust that you will find this in order and look forward to receiving confirmation that the application has been validated. Should you have any queries regarding the proposed amendments, please do not hesitate to get in contact.

Yours faithfully,



Jake Crompton
Head of Planning
Stonebond Properties (Manchester) Ltd

