



Rochdale Borough Council
Planning Department
Number One Riverside
Smith Street
Rochdale
OL16 1XU

PP-15039282
UK0040790.1297
5 August 2026
CONFIDENTIAL

Dear Sir/Madam,

The Field, Birch Business Park, Whittle Lane, Heywood, OL10 2SX

On behalf of Yeargate Limited, please find enclosed an outline planning application and for the following development:

“Outline planning application (with all matters reserved other than access) for employment development comprising industrial and warehouse floorspace (Use Classes B2 and B8) together with ancillary class E office, with supporting loading bays, trailer bays, trailer park spaces, parking spaces, landscaping, infrastructure and associated works.”

The site is located to the north-east of Birch Business Park, and measures approximately 4.11 hectares. The site is made up of vacant open land and is immediately adjacent to other vacant open land on all sides other than where Birch Business Park lies.

The site is allocated for employment in the Places for Everyone Plan (PfE) under 'Policy JP Allocation 1.1 Heywood / Pilsworth (Northern Gateway)'. The allocation seeks to deliver a total of around 1,200,000 m2 of industrial and warehousing space (with around 935,000 m2 being delivered within the plan period).

The principle of development is therefore firmly acceptable.

The proposed development will meet a borough wide and local need for employment whilst assisting the Council and Greater Manchester in delivering a strategic employment allocation. It will create innovation, strengthen supply chains, and aligns with the PfE's ambition to attract advanced manufacturing investment within the Atom Valley, contributing to Greater Manchester's economic competitiveness and inclusive growth.

The application has been submitted to Rochdale Borough Council and is supported by a suite of planning and technical documents, which are set out below. The documents set out in detail the existing site, proposed works, and justification for the development.

- WSP Planning Statement Design and Access Statement
- Location Plan – 25017-HFR-AV-XX-DE-A-9112 P2

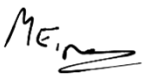
- Existing Block Plan (Topo) – 25017-HFR-AV-XX-DR-A-9113 P2
- Constraints and Opportunity Plan - 25017-HFR-AV-XX-DR-A-9114 P2
- Development Cells Plan - 25017-HFR-AV-XX-DR-A-9115 P2
- Access and Circulation Plan - 25017-HFR-AV-XX-DR-A-9116 P2
- Green Infrastructure Plan - 25017-HFR-AV-XX-DR-A-9117 P2
- Utilities and Easements Plan - 25017-HFR-AV-XX-DR-A-9118 P2
- Parameters Plan - 25017-HFR-AV-XX-DR-A-9119 P2
- Illustrative Masterplan - 25017-HFR-AV-XX-DR-A-9120 P3
- Reading Agricultural Consultants 'Agricultural Land Classification Context' April 2026
- E3P 'Arboricultural Impact Assessment' April 2026
- Orion 'Archaeological Desk-Based Assessment' April 2026
- AEW 'Sustainable Procurement Plan' 15 August 2025
- AEW 'BREEAM Pre-Assessment Summary Report' 15 August 2025
- AEW 'Materials Efficiency Plan' 15 August 2025
- Greater Manchester Police 'Crime Impact Assessment', 2011/0787/CIS/03 17 June 2025
- Outline Drainage Strategy General Arrangement - 5029705 RDG XX 00 D C 100501 P01
- Tyrer Ecological Consultants Ltd 'Activity Survey Results' January 2026
- Tyrer Ecological Consultants Ltd 'Breeding Bird Survey Report' July 2025
- E3P 'Preliminary Ecological Appraisal Report', 82-299-R1-3, June 2026
- E3P 'Reptile Survey Report', 82-299-R4, August 2025
- E3P 'Great Crested Newt EDNA Survey Birch Business Park', 82-299-L1-1, July 2025

- Natural England 'Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate' July 2025.
- E3P 'Biodiversity Metric Report', 82-299-R2, 6 July 2026.
- CWC 'Energy Statement for Planning', 3609-CWC-XX-XX-RP-N-7015, 6 August 2025
- Ridge 'Flood Risk Assessment & Drainage Strategy Report' August 2025
- WSP 'Heritage Statement' April 2026
- WSP 'Environmental Statement Chapter 14 Cultural Heritage' April 2026
- Illustrative Landscape Masterplan - P.2261.25 L01 C
- E3P 'Noise Impact Assessment' 31 July 2025
- Applied Geology 'Report on Desk Study and Coal Mining Risk Assessment' July 2025
- Axis 'Transport Assessment', 5248-TA01, May 2026
- Internal Site Road Swept Path Analysis – 5248-D04
- Site Access Swept Path Analysis – 5248-D03
- Site Access Arrangements – 5248-D01

A fee of £18,686 has been paid to the planning portal, reference PP-15039282.

Should you require any further information or have any questions, please contact me at your earliest convenience.

Yours faithfully



Mateo Espinosa
Principal Planner