



Economy Place And Skills Directorate  
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Our ref: 23/00650/HYBR  
Enquiries to: To Be Confirmed  
Direct Line: (01706) 924255  
Date: 20 September 2023

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015

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**CONSULTATION ON PLANNING APPLICATION**

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**Application No:** 23/00650/HYBR  
**Application Type:** Hybrid Application  
**Proposal:** Hybrid Planning Application for a garden village at land at Stakehill comprising outline application (access only) for a major mixed use development comprising up to 1147 dwellings (Class C3), local centre, extension to St Johns Primary School and MUGA together with associated access from Thornham New Road, landscaping, open space, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other ancillary works thereto and full planning application for the 233 dwellings including landscaping, SUDS pond, sub-station, footpaths and access from A664 Manchester Road. (Application accompanied by an Environmental Statement).  
**Location:** Land At Stakehill, Off Rochdale Road, Middleton,

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I have received an application in respect of the above proposal.

The case officer has requested that you be consulted to give your views on this application. I should be pleased to receive your observations on the proposal within the next 21 days.

To obtain more information, including the scanned full copy of the file, visit [www.rochdale.gov.uk](http://www.rochdale.gov.uk) or click on the link below.

- [Search for planning applications.](#)

The statutory date it should be determined by is: 06.12.2023

Yours faithfully  
Daniela Ripa  
Interim Head of Planning Services

