

Proposed Development at former Oakenrod school site Bury Road, Rochdale



Statement of Community Involvement

August 2022

H A L L M A R K



ALWAYS BREAKING NEW GROUND

OAKENROD

PUBLIC CONSULTATION

Hallmark Developments (NW) Ltd are proposing a housing development of 52 units on the former Oakenrod School site as per the images below:

Consultation for the proposals to construct 52no houses and flats was undertaken via a letter drop which was undertaken between 28th-29th July 2022 to properties which were in close proximity to the site or would be impacted by any future development proposals. Over 75 letters were posted by representatives of Hallmark Developments. The information issued is highlighted on the right, including images of the proposals and a link to a fly-through of the proposed development and email address for an comments.

The Development team also made contact with three Ward Councillors:

Councillor Stephen Anstee
Councillor Angela Smith
Councillor Patricia Sullivan

This was to ensure that in the event of any queries from local residents could be discussed with some knowledge of the scheme following the letter drop which was confirmed within the communication.

No date for return of comments was included as this has been left open to any parties wishing to contribute up to determination of the proposed Planning application.



We would greatly appreciate any comments / feedback on the proposals to assist the development and a future planning application. To view the fly-through video, please use these link: rb.gy/jwlb6p or scan the QR code below.



Could you kindly respond by sending any comments to:
oldham@nicolthomas.com.

Thank you in anticipation

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Oakenrod - Letter Posting			
No Letters	House No	Address	Date Posted
1	4	Corporation Road, Rochdale, OL11 4EU	28/07/2022
2	6	Corporation Road, Rochdale, OL11 4EU	28/07/2022
3	8	Corporation Road, Rochdale, OL11 4EU	28/07/2022
4	10	Corporation Road, Rochdale, OL11 4EU	28/07/2022
5	12	Corporation Road, Rochdale, OL11 4EU	28/07/2022
6	14	Corporation Road, Rochdale, OL11 4EU	28/07/2022
7	16	Corporation Road, Rochdale, OL11 4EU	28/07/2022
8	1	Corporation Road, Rochdale, OL11 4EU	28/07/2022
9	3	Corporation Road, Rochdale, OL11 4EU	28/07/2022
10	5	Corporation Road, Rochdale, OL11 4EU	28/07/2022
11	7	Corporation Road, Rochdale, OL11 4EU	28/07/2022
12	9	Corporation Road, Rochdale, OL11 4EU	28/07/2022
13	11	Corporation Road, Rochdale, OL11 4EU	28/07/2022
14	1	Oakenrod Villas, Bury Road, OL11 4EE	28/07/2022
15	2	Oakenrod Villas, Bury Road, OL11 4EE	28/07/2022
16	3	Oakenrod Villas, Bury Road, OL11 4EE	28/07/2022
17	2	Chadwick Street, Rocdale, OL11 5HD	28/07/2022
18	4	Chadwick Street, Rocdale, OL11 5HD	28/07/2022
19	6	Chadwick Street, Rocdale, OL11 5HD	28/07/2022
20	8	Chadwick Street, Rocdale, OL11 5HD	28/07/2022
21	10	Chadwick Street, Rocdale, OL11 5HD	28/07/2022
22	12	Chadwick Street, Rocdale, OL11 5HD	28/07/2022
23	1	Apartments 269 Bury Road	28/07/2022
24	2	Apartments 269 Bury Road	28/07/2022
25	3	Apartments 269 Bury Road	28/07/2022
26	4	Apartments 269 Bury Road	28/07/2022
27	5	Apartments 269 Bury Road	28/07/2022
28	6	Apartments 269 Bury Road	28/07/2022
29	7	Apartments 269 Bury Road	28/07/2022
30	8	Apartments 269 Bury Road	28/07/2022
31	9	Apartments 269 Bury Road	28/07/2022
32	10	Apartments 269 Bury Road	28/07/2022
33	11	Apartments 269 Bury Road	28/07/2022
34	12	Apartments 269 Bury Road	28/07/2022
35	13	Apartments 269 Bury Road	28/07/2022
36	2	Dove Street, Rochdale	28/07/2022
37	4	Dove Street, Rochdale	28/07/2022
38	6	Dove Street, Rochdale	28/07/2022
39	8	Dove Street, Rochdale	28/07/2022
40	10	Dove Street, Rochdale	28/07/2022
41	300	Bury Road Rochdale	28/07/2022
42	320	Bury Road Rochdale	28/07/2022
43	322	Bury Road Rochdale	28/07/2022
44	324	Bury Road Rochdale	28/07/2022
45	326	Bury Road Rochdale	28/07/2022
46	328	Bury Road Rochdale	28/07/2022
47	330	Bury Road Rochdale	28/07/2022
48	332	Bury Road Rochdale	28/07/2022

49	334	Bury Road Rochdale	28/07/2022
50	336	Bury Road Rochdale	28/07/2022
51	338	Bury Road Rochdale	28/07/2022
52	340	Bury Road Rochdale	28/07/2022
53	342	Bury Road Rochdale	28/07/2022
54	344	Bury Road Rochdale	28/07/2022
55	346	Bury Road Rochdale	28/07/2022
56	348	Bury Road Rochdale	28/07/2022
57	352	Bury Road Rochdale	28/07/2022
58	354	Bury Road Rochdale	28/07/2022
59	271	Bury Road Rochdale	28/07/2022
60	273	Bury Road Rochdale	28/07/2022
61	275	Bury Road Rochdale	28/07/2022
62	277	Bury Road Rochdale	28/07/2022
63	209	Bury Road Rochdale	28/07/2022
64	211	Bury Road Rochdale	28/07/2022
65	213	Bury Road Rochdale	28/07/2022
66	217	Bury Road Rochdale	28/07/2022
67		AM Fire Systems Bury Road	28/07/2022
68		Next Level Fitness	28/07/2022
69	268	Bury Road Rochdale	29/07/2022
70	270	Bury Road Rochdale	29/07/2022
71	272	Bury Road Rochdale	29/07/2022
72	274	Bury Road Rochdale	29/07/2022
73	276	Bury Road Rochdale	29/07/2022
74	278	Bury Road Rochdale	29/07/2022
75	280	Bury Road Rochdale	29/07/2022
76	282	Bury Road Rochdale	29/07/2022
77	284	Bury Road Rochdale	29/07/2022
78	286	Bury Road Rochdale	29/07/2022

The above list highlights the properties to which letters were posted between the dates as previously stated.



In response to the letter drop all responses were received via email and recorded on file for review at future meetings. Two emails were received from residents of either Bury Road or Corporation Street who's comments were as follows:

- 'I have received a letter with the proposal of the new housing estate. It looks like a great project with massive benefits to the wasteland. My only question is where is the access road to the estate proposed and will there be any disruption to the road we all park on which is Melrose leading to Dove Street. Your input would be greatly appreciated'
- 'we are writing to your invitation to comment on the proposed redevelopment of the former Oakenrod school site. we welcome and fully support the redevelopment for housing and have previously expressed our sentiments to a planning committee some 10-12 years ago. Unfortunately, the scheme was stalled- understandably- during the recession. The proposal will significantly help regenerate the area, and offer the much needed diversity in housing stock, which mainly comprises of two bedroom terrace housing. We do hope the development proves viable on this occasion and is followed through to fruition. A much needed improvement that would be welcomed by the community'

Nicol Thomas responded to both parties and provided confirmation as to the proposed location of the access road. Both emails provided names and addresses however have been omitted for privacy purposes

One Business, Sutherland and Wild at Redbrook Mill responded with the following comment:

- 'I am writing to you in response to your invitation to comment on the proposed redevelopment on the old former Oakenrod school site. I own the property at redbrook Mill next to the proposed development and I would welcome and totally support Hallmark development proposals to build much needed housing and regenerate this derelict site and I am sure this proposal would also be well received by the local community'.

The purpose of the letter was to gauge the opinion of local residents who were either implicated or interested in the proposed development. This was also a platform to provide comments/feedback on the current design and use of the currently vacant land, the comments above would assist the Development team in progressing the scheme towards a formal Planning application. The comments would be presented at the next Project Meeting and the contents of the consultation reviewed, making amendments to the scheme if feasible.



In conclusion to the feedback, the Development team were pleased with the positive nature of the response and from the limited response relative to the area covered with the letter drop assume that all other residents did not have any comments against the scheme.

This will allow the applicant to move the Project forward to a formal Planning application.