



Paul Butler Associates

Planning, Development & Heritage Consultants

07 February 2024

Daniela Ripa
Development Manager
Planning
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

24.1980

Dear Daniela

42-46 Drake Street, Rochdale, OL16 1NU

Planning Application for construction of a part 4, part 5 storey building with roof dormers, comprising 33no. apartments (C3 use) and a ground floor commercial unit (Class E)

Introduction

Paul Butler Associates are pleased to submit an application for full planning permission relating to the above site on behalf of our client, Cassel & Fletcher. The application proposals relate to a vacant plot of land at the junction of Drake Street and Nelson Street within Rochdale Town Centre. The proposals will be associated with a range of planning benefits including:

- Returning built form to this vacant plot in a prominent location, which is currently a blight to the Rochdale Town Centre Conservation Area;
- Delivering a high-quality designed scheme which is sensitive to its surrounding historic context and will improve the visual quality of the site and surroundings;
- Making a positive contribution to Rochdale's housing supply;
- Providing housing on brownfield land in a highly accessible and sustainable location;
- Increasing footfall in Rochdale Town Centre and thereby having a positive impact on custom of nearby commercial uses;
- Increasing surveillance helping to minimise risk of crime and fear of crime; and,
- Creating jobs in the construction and operational phase of the development. A local manufacturer (F&T Terrix) is to be commissioned to undertake works on the façade and interiors.

Schedule of Information

In addition to this covering letter, the application is supported by:

Documents

- Completed Application Form and Ownership Certificates
- Design and Access Statement (prepared by BPM Architectural)
- Planning Statement (prepared by Paul Butler Associates)
- Heritage Statement (prepared by Paul Butler Associates)
- Archaeological Desk Based Assessment (prepared by Paul Butler Associates)

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- Noise Assessment for Planning Purposes (prepared by AEC)
- Environmental Standards Statement (prepared by WECE)
- Phase 2 Geo-Environmental Investigation and Assessment (prepared by Carley Daines and Partners)
- Drainage Strategy Report (prepared by Brennan Consult)
- Crime Impact Assessment (prepared by Greater Manchester Police)
- Materials specification 'Brick Slip Catalogue 2024' and Case Study (prepared by F&T Terrix)
- Financial Viability Appraisal (prepared by S106 Management)

Drawings

- Location Plan
- Topographical Survey
- Existing and Proposed Site Plans PL1
- Proposed Ground Floor Plan PL2
- Proposed First Floor Plan PL3
- Proposed Second Floor Plan PL4
- Proposed Third Floor Plan PL5
- Proposed Fourth Floor Plan PL6
- Proposed Fifth Floor Plan PL7
- Roof Plan PL8
- Principal Elevations PL9
- Principal Elevations 2 PL10
- Proposed Long Section PL11

An application fee of £21,748 is payable with this application. Payment of this amount will be made by my client at the time of submission.

We trust the above is sufficient to validate and progress the application, but should you require any further information please don't hesitate to get in touch.

Yours sincerely



Lynsay Ewart BSc (Hons) MSc MRTPI
Principal Planner