

Briefing

LPA ref. 22/01364/FUL - Land west of Smithy Bridge Road, Rochdale

February 2024

Updated Application Documents and Drawings

Document Title	Original Document Reference / Date	Author	Updated Document Reference / Date
Planning Statement	October 2022	Turley	n/a
Planning Statement Addendum	February 2024	Turley	n/a
Sustainability and Energy Statement	September 2022	Award Energy	February 2024
Heritage Assessment	V1	RPS	V3
Archaeological Assessment	V1.2	RPS	V1.3
Tree Survey and AIA	Rev 02	Urban Green	Rev 03
Landscape Visual Impact Assessment	V5	Randall Thorp	n/a – no updates required
Air Quality Assessment	Rev 1	Ensafe	n/a – no updates required
Noise Impact Assessment	Rev 2	Ensafe	n/a – no updates required
Final Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy	Rev 5	LK Group	n/a – no updates required
Mineshaft Remediation	December 2019	LK Group	n/a – no updates required
Mining Report	Rev G	LK Group	n/a – no updates required
Slope Stability Risk Assessment	R2	LK Group	n/a – no updates required
Flood Risk Assessment and Drainage Strategy	R0	LK Group	R1
Transport Assessment	September 2022	iTransport	n/a – no updates required to main report; however, updated drawings provided as follows: - Swept Path Analysis – Refuse Collection Vehicle and Bin Carr Distances (drawing no.

Document Title	Original Document Reference / Date	Author	Updated Document Reference / Date
			ITM11353-SK-032 B) - Internal Junction Visibility Splays (drawing no. ITM11353-SK-033 B)
Travel Plan	September 2022	iTransport	n/a – no updates required
Health Impact Assessment	September 2022	Turley Economics	Addendum included at Appendix 2 of the Planning Statement Addendum
Ecological Assessment	V3.0	TEP	n/a – no updates required
Design Stage Biodiversity Net Gain Assessment	V3	TEP	V4
BNG Briefing Note	V2	TEP	n/a – no updates required
BNG Metric	July 2022	TEP	January 2024
Minerals Assessment	001	Wardell Armstrong	n/a – no updates required
Crime Impact Statement	Ver D	GMP	Ver E
Utility Feasibility Report	V2	TDS	n/a – no updates required
Statement of Community Engagement	September 2022	Turley Strategic Communications	n/a – no updates required
Agricultural Land Classification and Soil Resources	February 2018	Reading Agricultural Consultants	n/a – no updates required
Design and Access Statement	Rev C	Pegasus Group	n/a – Addendum prepared
Design and Access Statement Addendum	Rev R	Pegasus Group	n/a
SuDS Maintenance Plan	30329/SUDS Maint Plan	Ironside Farrar	30329/SUDS Maint Plan Rev A
Financial Viability Assessment	October 2022	CBRE / Roger Hannah	February 2024 (V 5)

Drawing Title	Drawing Reference	Author	Updated Drawing Reference
Site Location Plan	P21-2628_DE_001__01	Pegasus Group	n/a – no updates required
Proposed Site Layout	P21-2626-003 R	Pegasus Group	P21-2626-003 KK

Boundary Treatment Plan	P21-2628_DE_007_B_01 E	Pegasus Group	P21-2628_DE_007H
Storey Heights	P21-2628_DE_012 C	Pegasus Group	P21-2628_DE_012E
Hard Landscaping	P21-2628_DE_013 B	Pegasus Group	P21-2628_DE_013E
Materials Plan	P21-2628-015 B	Pegasus Group	P21-2628-015 P
Waste Management Plan	P21-2628_DE_014_A_01 C	Pegasus Group	P21-2628_DE_014F
Indicative Street Scenes	P21-2628-003	Pegasus Group	n/a
Landscape Masterplan	P21-2628.100 A	Pegasus Group	P21-2628.100 B
EV Charging Points Plan	P21-2628_DE_018 B	Pegasus Group	P22-4321_DE_018 E
Housetype Drawing Pack	P21-2628 G001-DE	Pegasus Group	P21-2628_DE_505C
House Type Identification Plan	P21-2628_DE_019_01 A	Pegasus Group	P21-2628_DE_019_01 B
Land Use Plan	n/a	Pegasus Group	P21-2628_DE_020E-01
Urban Grain Plan	n/a	Pegasus Group	P21-2628_DE_20E-05
Garage Drawing Pack	P21-2628_DE_021	Pegasus Group	n/a
Indicative Play Details	P21-2628.101	Pegasus Group	n/a – no updates required
Detailed Planting Plan – Sheet 1 of 8	P21-2628_EN_102_1	Pegasus Group	P21-2628_EN_102_S1_C
Detailed Planting Plan – Sheet 2 of 8	P21-2628_EN_102_2	Pegasus Group	P21-2628_EN_102_S2_C
Detailed Planting Plan – Sheet 3 of 8	P21-2628_EN_102_3	Pegasus Group	P21-2628_EN_102_S3_C
Detailed Planting Plan – Sheet 4 of 8	P21-2628_EN_102_4	Pegasus Group	P21-2628_EN_102_S4_C
Detailed Planting Plan – Sheet 5 of 8	P21-2628_EN_102_5	Pegasus Group	P21-2628_EN_102_S5_C
Detailed Planting Plan – Sheet 6 of 8	P21-2628_EN_102_6	Pegasus Group	P21-2628_EN_102_S6_C
Detailed Planting Plan – Sheet 7 of 8	P21-2628_EN_102_7	Pegasus Group	P21-2628_EN_102_S7_C
Detailed Planting Plan – Sheet 8 of 8	P21-2628_EN_102_8	Pegasus Group	P21-2628_EN_102_S8_C
Highways & Drainage Layout Sheet 1 of 2	30329/1/1 Rev P	Ironside Farrar	30329/1/1 Rev U

Highways & Drainage Layout Sheet 2 of 2	30329/1/2 Rev O	Ironside Farrar	30329/1/2 Rev U
Impermeable Area Layout Sheet 1 of 2	30329/106/1	Ironside Farrar	30329/106/1 Rev B
Impermeable Area Layout Sheet 2 of 2	30329/106/2	Ironside Farrar	30329/106/2 Rev B