



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

Our Ref: 70084210
1 August 2023

Dear Sir/Madam,

Application for Full Planning Permission at land at Warwick Mill, Middleton. (Planning portal reference PP-12311843)

On behalf of Kam Lei Fong (UK) Limited, please find enclosed an application for full planning and listed building consent for:

“Redevelopment of site comprising re-purposing of Warwick Mill to residential (Use Class C3) and flexible commercial space (Use Class E) and demolition of existing London House and erection of a new building for a mix of uses comprising residential apartments (Use Class C3) and flexible commercial space (Use Class E). Ancillary hard and soft landscaping; rationalisation of and improvements to vehicular accesses onto Oldham Road (A669) and Ashton Lane; vehicular and cycle parking; and associated works and infrastructure”

Background

Kam Lei Fong (UK) Limited is committed to delivering a high-quality development and jobs in Middleton Town Centre and to help keep the economy moving. They therefore have a wealth of experience of working within urban centres and see Middleton as a key location for future investment to help to drive increased confidence and renewal in the wider area. They intend to deliver this new development in the next few years.

Proposals will breathe new life into a Grade II Listed vacant mill and remove the eyesore of London House, and allow the site to fully contribute to the on-going regeneration of Middleton. Warwick Mill is in a particularly poor state of repair and without considerable intervention and investment; there is a very real risk of the building’s deterioration accelerating which could result in total loss.

The iconic mill will be refurbished and repurposed including a rooftop extension, with neighbouring land developed, to provide 281 new homes, commercial and retail spaces and open space.

Application Documents

The application forms and certificate have been submitted via the Planning Portal and has been given the reference **PP-12311843**.

The submission comprises a suite of documents as set out below, which fully explain and justify the development proposals. The scope of the application documentation was agreed through pre-application consultation with Rochdale Metropolitan Borough Council as the Local Planning Authority.

Validation Requirements

The application comprises:

- A copy of the planning application forms and certificates (WSP);
- Affordable Housing Assessment (within the Planning Statement) (WSP);
- Air Quality Impact Assessment (RPS);
- Archaeology Desk Based Assessment (Salford University);
- Architectural Drawings (GMA Architecture);
 - Site Location Plan Drawing ref. WM-SP-001;
 - Site Plan LGF Drawing ref. WM-EH 010;
 - Site Plan UGF Drawing ref. WM-EH 011;
 - Existing Plan The Lodge Drawing ref. LO-EX 101;
 - Demolition Plan The Lodge ref. LO-DM 102;
 - Demolition Plan and Elevations The Lodge ref. LO-DM 102
 - GF The Loom Drawing ref. TL-PA-101;
 - 1st Floor + Podium The Loom Drawing ref. TL-PA-102;
 - 2nd to 7th Floor The Loom Drawing ref. TL-PA-103;
 - 8th Floor The Loom Drawing ref. TL-PA-104;
 - 9th Floor The Loom Drawing ref. TL-PA-105;
 - Roof Plan The Loom Drawing ref. TL-PA-106;
 - North Elevation and Section C-C The Loom Drawing ref. WM-TL-201;
 - South Elevation The Loom Drawing ref. WM-TL-202;
 - East Elevation and Sections A-A B-B The Loom Drawing ref. WM-TL-203;
 - Elevations FGH The Loom Drawing ref. WM-TL-204;
 - Elevation The Loom Drawing ref. WM-TL-205;
 - Warwick Mill LGF demolition Drawing ref. WM DM-101;
 - Warwick Mill UGF demolition Drawing ref. WM DM-102 ;
 - Warwick Mill 1F demolition Drawing ref. WM DM-103;
 - Warwick Mill 2F demolition Drawing ref. WM DM-104;
 - Warwick Mill 3F demolition Drawing ref. WM DM-105;
 - Warwick Mill 4F demolition Drawing ref. WM DM-106;
 - Warwick Mill Roof Plan demolition Drawing ref. WM DM-107;
 - Warwick Mill Section A-A demolition Drawing ref. WM DM-201;
 - Warwick Mill Section B-B demolition Drawing ref. WM DM-202;
 - Warwick Mill Section C-C demolition Drawing ref. WM DM-203;
 - Warwick Mill North Elevation demolition Drawing ref. WM DM-301;
 - Warwick Mill South Elevation demolition Drawing ref. WM DM-302;
 - Warwick Mill East Elevation demolition Drawing ref. WM DM-303;
 - Warwick Mill LGF Existing Drawing ref. WM EX-101;

- Warwick Mill UGF Existing Drawing ref. WM EX-102;
- Warwick Mill 1F Existing Drawing ref. WM EX-103;
- Warwick Mill 2F Existing Drawing ref. WM EX-104;
- Warwick Mill 3F Existing Drawing ref. WM EX-105;
- Warwick Mill Roof Plan Existing Drawing ref. WM EX-106;
- Warwick Mill Section A-A Existing Drawing ref. WM EX-201;
- Warwick Mill Section B-B Existing Drawing ref. WM EX-202;
- Warwick Mill Section C-C Existing Drawing ref. WM EX-203;
- Warwick Mill North Elevation Existing Drawing ref. WM EX-301;
- Warwick Mill South Elevation Existing Drawing ref. WM EX-302;
- Warwick Mill East Elevation Existing Drawing ref. WM EX-303;
- Warwick Mill West Elevation Existing Drawing ref. WM EX-304;
- Warwick Mill LGF Proposed Drawing ref. WM PA-101;
- Warwick Mill UGF Proposed Drawing ref. WM PA-102;
- Warwick Mill 1F Proposed Drawing ref. WM PA-103;
- Warwick Mill 2F Proposed Drawing ref. WM PA-104;
- Warwick Mill 3F Proposed Drawing ref. WM PA-105;
- Warwick Mill 4F Proposed Drawing ref. WM PA-106;
- Warwick Mill Roof Plan Proposed Drawing ref. WM PA-107;
- Warwick Mill Section A-A Proposed Drawing ref. WM PA-201;
- Warwick Mill Section B-B Proposed Drawing ref. WM PA-202;
- Warwick Mill Section C-C Proposed Drawing ref. WM PA-203;
- Warwick Mill Section D-D Proposed Drawing ref. WM PA-204;
- Warwick Mill North Elevation Proposed Drawing ref. WM PA-301;
- Warwick Mill South Elevation Proposed Drawing ref. WM PA-302;
- Warwick Mill East Elevation Proposed Drawing ref. WM PA-303;
- Warwick Mill West Elevation Proposed Drawing ref. WM PA-304;
- Warwick Mill Detail Section Roof Proposed Drawing ref. WM RD-501;
- Warwick Mill Unit Studios Proposed Drawing ref. WM-AP-501;
- Warwick Mill Units 1 + 2 Bed Proposed Drawing ref. WM-AP-502;
- Bat and Birds Surveys (within the Preliminary Ecological Appraisal) (RPS);
- Biodiversity Net Gain Assessment and Calculations (RPS);
- Crime Impact Assessment (DfS);
- Design and Access Statement (GMA Architecture);
- Ecological Appraisal (RPS);
- Energy and Climate Change Adaptation Statement (Ingine);
- Fire Statement (Jensen Hughes);
- Flood Risk Assessment and Drainage Strategy Report (RPS);
- Heritage and Townscape and Visual Impact Assessment Statement (Townscape);
- Landscape Strategy/Landscape Masterplan (Place Design and Planning);
 - Landscape GA GF & 4th Floor Drawing ref. 907_PL_001 Rev P01; and
 - Landscape GA Upper GF & 1st & 8th Floor Drawing ref. 907_PL_002 Rev P01
- Noise Assessment (Sandy Brown);
- Phase 1 Ground Investigations Assessment (RSK);
- Planning Statement (WSP);
- Statement of Community Involvement (within the Planning Statement) (WSP);
- Structural Survey (RSK);
- Topographical Survey (Ref: UAQ3603_A) (RPS)



- Transport Assessment (RPS);
- Travel Plan (RPS);
- Tree Survey and Arboricultural Impact Assessment (Tree Solutions); and
- Waste Management Plan and Servicing Strategy (within the Design and Access Statement) (GMA Architecture).

The requisite planning application fee of **£69,123.00** has been paid in full via the Planning Portal.

I would be grateful for your written confirmation of the registration and validation of the application. If you have any questions relating to this application, please contact me using the details above.

Yours faithfully

A handwritten signature in black ink that reads 'L. J. Miller'.

Laura Miller
Principal Planner MRTPI

LM/ME