

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

Dear Sir / Madam,

Re: Full planning application for the provision of 14 purpose-built homeless and support accommodation units (Use Class C3) vacant land to the west of the A671 Whitworth Road in Rochdale.

This letter has been submitted in support of an outline planning application made via the Planning Portal (Ref: PP-11131401) on behalf of our client, Cornerstone Plan. The application fee has been paid directly to the Planning Portal.

This application seeks full planning permission for the provision of 14 purpose-built homeless and support accommodation units (Use Class C3) vacant land to the west of the A671 Whitworth Road in Rochdale.

The application is supported by the following plans and documents;

- Application Forms;
- Planning Statement Site Location Plan (Drawing no. WHI-TRI-ZZ-ZZ-DR-A-2000-P01);
- Proposed Site Plan (Drawing no. WHI-TRI-ZZ-ZZ-DR-A-3500-P03);
- Proposed Street Elevations (Drawing no. WHI-TRI-ZZ-ZZ-DR-A-3201-P01);
- Proposed 3D Perspectives (Drawing no. WHI-TRI-ZZ-ZZ-DR-A-3501-P01);
- Proposed Boundary Treatments Plan (Drawing no. WHI-TRI-ZZ-ZZ-DR-A-3011-P02);
- Site Constrains Plan (Drawing no. WHI-TRI-ZZ-ZZ-DR-A-3001-P01);
- Block A Plans (Drawing no. WHI-TRI-Z1-ZZ-DR-A-3511-P02);
- Block A Elevations (Drawing no. WHI-TRI-Z1-ZZ-DR-A-3512-P02);
- Block B Plans and Elevations (Drawing no. WHI-TRI-Z2-ZZ-DR-A-3521-P02);
- Block C Plans and Elevations (Drawing no. WHI-TRI-Z3-ZZ-DR-A-3531-P02);
- Design and Access Statement;
- Preliminary Ecological Appraisal;
- Ecological Management Plan;
- Biodiversity Net Gain Report;
- Transport Statement;
- Travel Plan;
- Crime Impact Statement;
- Daylight and Sunlight Report;
- Arboricultural Report;
- Phase 1 Ground Investigation Report;
- Outline Drainage Strategy; and
- Energy and Sustainability Statement.

I trust that the above information is sufficient for this application to be validated and we look forward to acknowledgement of receipt. If you require anything further or have any queries please do not hesitate to contact me.

Yours Faithfully,



Rhys Bradshaw BA (Hons) MSc MRTPI
Director