

Briefing

Smithy Bridge Road, Rochdale

December 2024

Updated Application Documents

Document Title	Original Document Reference / Date	Author	Updated Document Reference / Date
Planning Statement	October 2022	Turley	n/a – Planning Statement Addendum
Planning Statement Addendum	December 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 Arboricultural Impact Assessment	Rev 02	Urban Green	Rev 03
Landscape Visual Impact V5 Assessment		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;

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			however, updated drawings provided as follows: - Swept Path Analysis – Refuse Collection Vehicle and Bin Carr Distances (drawing no. 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	Ecological Assessment Addendum (document ref. 8776.012 V1.0)
Water Vole Technical Report - 2024	n/a	TEP	V2 (October 2024)
Bat Survey Technical Report - 2024	n/a	TEP	V2 (October 2024)
Design Stage BNG Assessment	V3	TEP	V5
BNG Briefing Note	V2	TEP	n/a – no updates required
BNG Metric	July 2022	TEP	October 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 – DAS Addendum
Design and Access Statement Addendum	P21_2628_507 D	Pegasus Group	n/a
SuDS Maintenance Plan	30329/SUDS Maint Plan	Ironside Farrar	30329/SUDS Maint Plan Rev A
Financial Viability	October 2022	CBRE / Roger	To follow.

Document Title	Original Document Reference / Date	Author	Updated Document Reference / Date
Statement		Hannah	

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_007 H
Storey Heights Plan	P21-2628_DE_012 C	Pegasus Group	P21-2628_DE_012 F
Hard Landscaping Plan	P21-2628_DE_013 B	Pegasus Group	P21-2628_DE_013 E
Materials Plan	P21-2628-015 B	Pegasus Group	P21-2628-015 Q
Waste Management Plan	P21-2628_DE_014_A_01 C	Pegasus Group	P21-2628_DE_014 F
Indicative Street Scenes	P21-2628-003	Pegasus Group	n/a – see DAS Addendum for sketch streetscenes
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 Pack	P21-2628 G001-DE	Pegasus Group	P21-2628_DE_505H
House Type Identification Plan	P21-2628_DE_019_01 A	Pegasus Group	P21-2628_DE_019_01 C
Land Use Plan	n/a	Pegasus Group	P21-2628_DE_020E-01
Density Plan	n/a	Pegasus Group	P21-2628_DE_020G-02
Connectivity Plan	n/a	Pegasus Group	P21-2628_DE_020G-03
Urban Grain Plan	n/a	Pegasus Group	P21-2628_DE_020G-05
Character Areas Plan	n/a	Pegasus Group	P21-2628_030 B
Garage Drawing Pack	P21-2628_DE_021	Pegasus Group	n/a – no updates required
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

Contact

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