

Ryan Killeen
Senior Planning Officer
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Date: 22 June 2023
Our ref: 64853/01/SPM/26713290v1
Your ref: 20/01170/OUT

Dear Ryan,

Updated Planning Submission Pack Pursuant to Application ref. 20/01170/OUT on Land to the North of Greenbooth Road, Norden

On behalf of Empire House Piccadilly Limited, Stonebond Properties (Manchester) Limited and Great Places Housing Group, Lichfields is pleased to submit an amended pack of planning documents pursuant to outline application ref. 20/01170/OUT that was submitted in January 2021, in relation to land to the north of Greenbooth Road, Norden.

Following feedback from residents and consultation with Rochdale Borough Council [the Council], amendments to the submitted scheme have been made to address comments received.

The 2021 outline application sought permission for:

“Outline application for 56 dwellings with all matters reserved.”

It is proposed to update the description of development to take account of the submission documents and the revised scheme. The following is proposed:

“Outline application (including details of access, appearance, layout and scale) for 49 dwellings with only details of landscaping reserved.”

The amended application documents have been submitted via email on 22 June 2023. In addition to the covering letter, the updated submission pack comprises:

- Updated Application Forms;
- Design and Access Statement prepared by Urban Green;
- Plans and Drawings:
 - Site Location Plan (ref. SBM-001-LP01);
 - Planning Layout (ref. SBM-001-PL01);

- Colour Layout (ref. SBM-001-CLO1 rev. D);
- Housetype Plan Holly (ref. SMB-HtPR-HOL);
- Housetype Plan Oak (ref. SMB-HtPR-OAK);
- Housetype Plan Willow (ref. SMB-HtPR-WIL);
- Housetype Plan Yew (ref. SMB-HtPR-YEW);
- Material Layout (ref. SBM-001-MLO1);
- Concrete Post and Panel Screen Fence (ref. SBM-SD-9101);
- Feature Wall/ Fence Detail (ref. SBM-SD-9102);
- 600mm Post and Rail Fence (ref. SBM-SD-9103);
- Proposed Site Access Plan (ref. 3731-FO1 rev. F);
- Site Sections (ref. SBM-001-SSec01);
- Street Scene (ref. SBM-001-SS01);
- Topographical Survey (ref. SBM-001-TopoRE01);
- Existing Building Layout Plan (ref. SBM-001-EB01);
- Landscaping General Arrangements prepared by Urban Green (ref. UG_2003_LAN_GA_DRW_01 rev. PO4) (including details of boundary arrangements);
- Biodiversity Metric 4.0;
- Biodiversity Metric Report prepared by E3P (ref. 80-742-R2-3);
- Preliminary Ecological Appraisal prepared by E3P (ref. 80-742-R1-2);
- Phase II Geo-environmental Site Assessment prepared by E3P (ref. 16-465-R2-2);
- Noise Impact Assessment prepared by E3P (ref. 50-868-R1-3);
- Air Quality Assessment prepared by E3P (ref. 50-868-R2-1);
- Arboricultural Impact Assessment prepared by E3P (ref. 80-742-R3-3);
- Energy Statement prepared by Stonebond dated June 2023;
- Transport Statement prepared by Eddisons (ref. 4064);
- Flood Risk Assessment and Drainage Strategy prepared by Townsend Water Engineering (ref. FD111 rev. 3);
- Affordable Housing Statement prepared by Great Places Housing Group dated June 2023; and,
- Crime Impact Statement prepared by Paul Martin dated June 2023.

The requisite application fee was paid at the time of submission in January 2021.



We trust that the enclosed information allows for the application to be validated and determined at the earliest opportunity. However, should you require any further information, please contact me on 0161 837 6130.

Yours sincerely

A handwritten signature in black ink, appearing to read "Steve Rowe", written over a light blue horizontal line.

Steve Rowe
Planner