

Date: 19th April 2024
E3P Ref: 14-768

ADDENDUM: GEOENVIRONMENTAL

Kellen Homes (the Client) has commissioned E3P to prepare the following documents Castleton Sidings, Heywood Road, Castleton, Rochdale (hereafter the site) to inform the submission of a full planning application for residential development at the Site.

-  Phase I & II Geoenvironmental Site Assessment. Ref: 14-768-R1-4, dated November 2023.
-  Supplementary Ground Investigation. Ref: 14-768-L4-2, dated March 2023.
-  Geoenvironmental Assessment – Network Rail Land . Ref: 14-768-L2-2, March 2023.
-  Geoenvironmental Assessment – Public Open Space . Ref: 14-768-L3-2, March 2023.
-  Mineral Safeguarding Assessment. Ref: 14-768-R2-2, November 2023.
-  Geotechnical Performance Specification. Ref: 14-768-R3-2, November 2023.
-  Remediation Strategy. Ref: 14-768-R4-1, February 2024.
-  Pile Design Contamination Risk Assessment. Ref: 14-768-R5-1, March 2024.
-  Controlled Water Supplementary Site Investigation. Ref: 14-768-L5-2, March 2024.

The proposed development is for:

“Full planning application for residential development, including access, car parking, landscaping, open space and associated engineering and infrastructure including an electric substation and foul water pump station.”

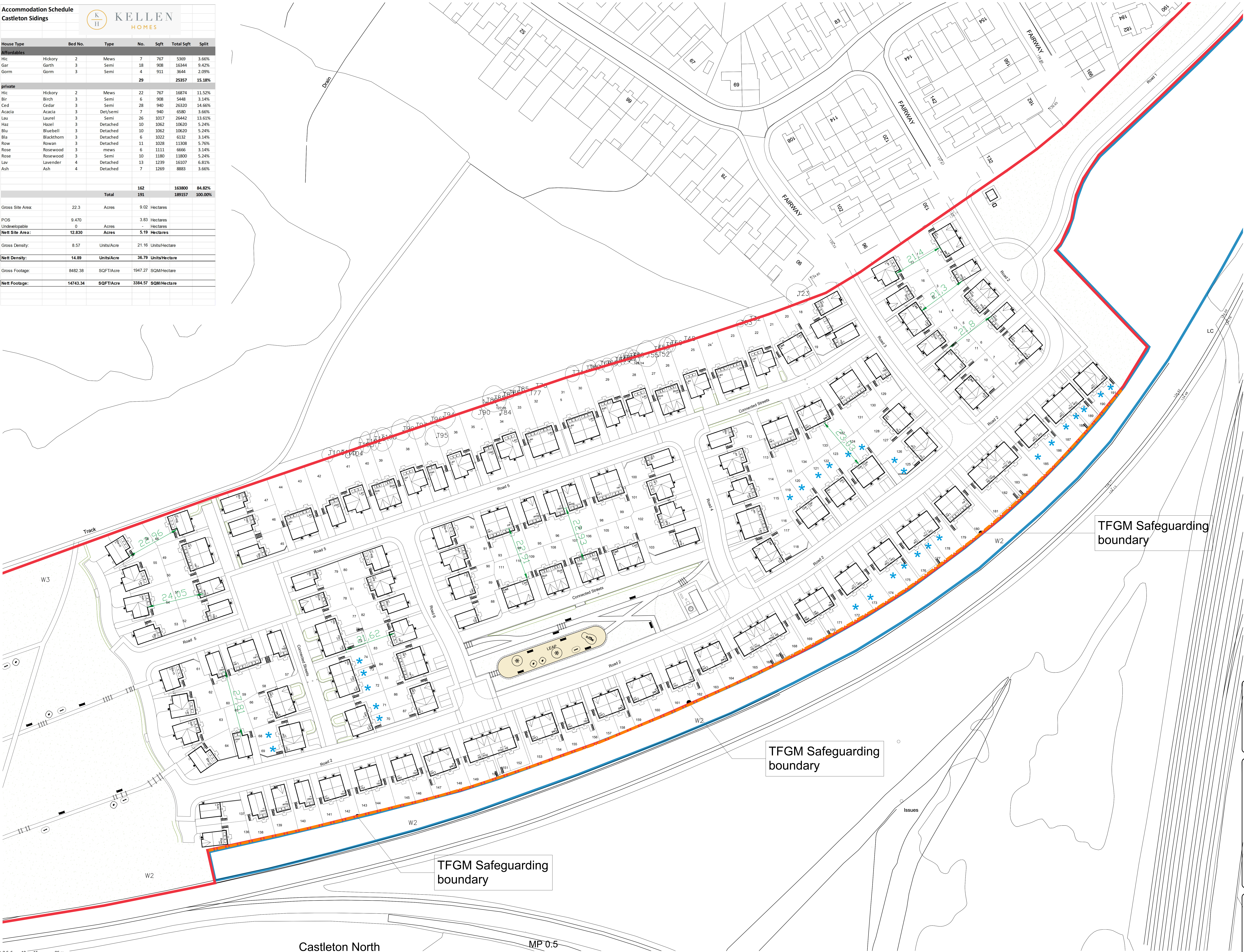
It is confirmed that the work and findings of the above reports (prepared for the original hybrid planning application) remain valid. Please note all reports were prepared using data available at the time.

For clarity it is confirmed that the site boundary has been revised and the site area, correspondingly, now extends to 9.02 ha.

The new layout plan is provided below and should be taken into account.



Accommodation Schedule							
Castleton Sidings							
K H KELLEN HOMES							
House Type		Bed No.	Type	No.	Sqft	Total Sqft	Split
Affordables							
Hic	Hickory	2	Mews	7	767	5369	3.66%
Gar	Garth	3	Semi	18	908	16344	9.42%
Gorm	Gorm	3	Semi	4	911	3644	2.09%
				29	25357	15.18%	
private							
Hic	Hickory	2	Mews	22	767	16874	11.52%
Bir	Birch	3	Semi	6	908	5448	3.14%
Ced	Cedar	3	Semi	28	940	26320	14.66%
Acacia	Acacia	3	Det/semi	7	940	6580	3.66%
Lau	Laurel	3	Semi	26	1017	26442	13.61%
Haz	Hazel	3	Detached	10	1062	10620	5.24%
Blu	Bluebell	3	Detached	10	1062	10620	5.24%
Bla	Blackthorn	3	Detached	6	1022	6132	3.14%
Row	Rowan	3	Detached	11	1028	11308	5.76%
Rose	Rosewood	3	mews	6	1111	6666	3.14%
Rose	Rosewood	3	Semi	10	1180	11800	5.24%
Lav	Lavender	4	Detached	13	1239	16107	6.81%
Ash	Ash	4	Detached	7	1269	8883	3.66%
				162		163800	84.82%
Total				191		189157	100.00%
Gross Site Area:							
		22.3	Acres	9.02	Hectares		
POS							
		9.470	Acres	3.83	Hectares		
Undevelopable							
		0	Acres	-	Hectares		
Nett Site Area:		12.830	Acres	5.19	Hectares		
Gross Density:							
		8.57	Units/Acre	21.16	Units/Hectare		
Nett Density:		14.89	Units/Acre	36.79	Units/Hectare		
Gross Footage:							
		8482.38	SQFT/Acre	1947.27	SQM/Hectare		
Nett Footage:		14743.34	SQFT/Acre	3384.57	SQM/Hectare		



Legend	
	Indicates 1.8m high feature fence
	Indicates 1.8m high plot divisional screen fence
	Indicates 2.8m acoustic fence
	Indicates proposed tree planting subject to a landscape design and specification
	Indicates bin collection points
	Indicates principle entrance door to dwelling
	Indicates secondary entrance door to dwelling
	Indicates application site boundary
	Indicates land within the Applicants Control
	Indicates affordable units
	Indicates substation
	Indicates pumping station

Rev	Date	Amended	Initials
D	20.03.24	Pump Station relocated. Outline boundary amended	MAW
C	06.03.24	Garth on unit amended to bath, hob, beam, substation for Lavender, sales area relocation	tp
B	05.02.24	2.8m acoustic fence added	tp
A	03.11.23	Amended entrance from Heywood road	tp

Development	
CASTLETON SIDINGS	
Location	
ROCHDALE	
Drawing Title	
CAD Site Layout	
Job Number	Drawing Number
KH003	KH003-A-100
Revision	Scale
D	1:500 - A0
Drawn By	Date
BP	13.01.22
Checked by	Date Checked
RC	-

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