

Date 9 August 2022
Our Reference MWED/GIB975/2
Your Reference
Please ask for Matthew Wedderburn
Direct Dial 01244 896603
Facsimile 01244 896601
Email matthew.wedderburn@knightsplc.com



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

Dear sir / madam,

Outline planning application for the erection of 36 residential apartment with access - Land off Waterfold Lane, Heap Bridge Bury

Knights plc have been instructed to submit the above planning application to Rochdale Borough Council on behalf of Mr. D Gibbons. This application has Planning Portal reference number: PP-11441129is.

In addition to this covering letter, the application includes the following:

- Location plan
- Site layout plan
- Design and Access Statement
- Air Quality Assessment
- Arboricultural Impact Assessment
- Crime Impact Study
- Ecology Appraisal and Biodiversity Net Gain Assessment
- Flood Risk Assessment and Surface Water Drainage Strategy
- Geo-environmental Phase 1 desk top study
- Noise Impact Assessment
- Transport Technical Note
- Landscape proposals (indicative)

The planning statement also incorporates an affordable housing statement and a statement of community involvement. The design and access statement also incorporates a climate change statement.

Knights plc
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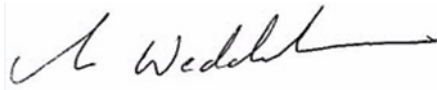
The Geo-environmental Phase 1 desk top report is a very large file and at 12mb cannot be uploaded in full to the planning portal for online submission. A copy minus the appendices has therefore been uploaded and submitted with the application. We will separately supply a complete copy including the appendices.

The Biodiversity Net Gain Assessment is in the form of an Excel Spreadsheet (which I understand to be standard practice for this type of data) and thus cannot be uploaded in full to the planning portal for online submission. We will separately supply a copy of this post submission.

Finally please note the Crime Impact Study was not uploaded digitally and will also be sent to follow.

I trust you have everything you require in order to register the application. If however you require any further information or we can be of any other assistance please do not hesitate to let me know.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M Wedderburn', with a long horizontal flourish extending to the right.

MATTHEW WEDDERBURN

Knights plc