

14 July 2022

Delivered by email

Mr. John Copestake
Planning and Development
Number One Riverside
Smith Street
Rochdale

Ref. BARM3032

Dear John

APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR RESIDENTIAL DEVELOPMENT AT SILVER HILL FARM AND PLOT W OF KINGSWAY BUSINESS PARK, BROAD LANE AND LOWER LANE, ROCHDALE

Further to our recent conversations and pre-application engagement, I am pleased to enclose an application for full planning permission and listed building consent, on behalf of David Wilson Homes North West and Rexel Property Group, in respect of proposed residential development on land at Silver Hill Farm and Plot W of Kingsway Business Park, Broad Lane and Lower Lane, Rochdale.

The description of development is as follows:

“Application for full planning permission for the refurbishment (with external alterations) of the Grade II listed Silver Hill farmhouse, the conversion of the associated barn to form a residential dwelling, the demolition of the ancillary outbuildings, and residential development of 62 dwellings, public open space, landscaping and associated works, with access from Broad Lane and Lower Lane.

Application for listed building consent for the refurbishment (with external alterations) of the Grade II listed Silver Hill farmhouse, the conversion of the associated barn to form a residential dwelling and the demolition of the late 19th and 20th century ancillary outbuildings.”

The application has been submitted via the Planning Portal (ref. PP-11399122). The requisite application fee of £24,515.00 will be paid by the applicant via the planning portal.

The application comprises electronic copies of the following documents submitted via Planning Portal:

- Completed Application Forms and Certificates
- This Covering Letter
- Site Location Plan (drawing ref. LP-01), prepared by DWH

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Manchester
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- Architectural Drawings (Site Wide), comprising:
 - Existing Site Plan (drawing ref. SHF-BWB-00-ZZ-DR-G-0001 S2 P1), prepared by BWB
 - Planning Layout (drawing ref. PL01 Rev C), prepared by DWH
 - Planning Layout – Colour (drawing ref. PL01 Rev C), prepared by DWH
 - Proposed Site Sections (drawing ref. SK21-S Rev B), prepared by DWH
 - Slab Levels (drawing ref. ENG-01), prepared by DWH
 - Materials Plan (drawing ref. H5651 MT-01), prepared by DWH
 - Charging Point Plan (drawing ref. H5651 CH-01), prepared by DWH
 - Refuse Plan (drawing ref. H5651 RF-01), prepared by DWH
 - Housetype Drawing Pack, prepared by DWH
 - Single Garage Detail (drawing ref. LSG1H8), prepared by DWH
 - Twin Garage Detail (drawing ref. LDG2H8), prepared by DWH
- Architectural Drawings (Farm-yard), prepared by Storah Architecture, comprising:
 - Existing Site Plan (drawing ref. 21-088-005)
 - Existing Plans (drawing ref. 21-088-010)
 - Existing House Plans (drawing ref. 21-088-011)
 - Existing Barn Plans (drawing ref. 21-088-012)
 - Existing Elevations (drawing ref. 21-088-020)
 - Remedial Works (drawing ref. 21-088-021)
 - Proposed Site Plan (drawing ref. 21-088-200 Rev I)
 - Proposed Farmhouse Plans (drawing ref. 21-088-202 Rev C)
 - Proposed Farmhouse & Barn Elevations (drawing ref. 21-088-204 Rev C)
 - Proposed Barn Plans (drawing ref. 21-088-208 Rev D)
 - Proposed New House Plans (drawing ref. 21-088-205 Rev F)
 - Proposed New House Elevations (drawing ref. 21-088-206 Rev G)
- Landscape and Boundary Treatment Design, comprising:
 - Landscape Masterplan (drawing ref. GL1670 01 Rev B), prepared by Golby + Luck

- Detailed Landscape Proposals (Sheet 1 of 2) (drawing ref. GL1670 02 Rev A), prepared by Golby + Luck
- Detailed Landscape Proposals (Sheet 2 of 2) (drawing ref. GL1670 03 Rev A), prepared by Golby + Luck
- Proposed Site Plan – Landscape Treatment (drawing ref. 21-088-201 Rev J), prepared by Storah
- Boundary Treatment and Surfacing Plan (drawing ref. H5651 BT-01 Rev A), prepared by DWH
- 2m Acoustic Fence Detail (drawing ref. EXT WKS AF)
- Boundary Wall – Type 1 Detail (drawing ref. DB-SD13-004 Rev D)
- Close Boarded Fence Detail (drawing ref. DB-SD13-006 Rev B)
- External Gate Detail (drawing ref. DB-SD13-014)
- Site Entrance Feature Detail (drawing ref. H5651-SE-01)
- Topographical Survey (drawing ref. 02043/01 A)
- Design and Access Statement (document ref. 022_011_001_Rev B), prepared by E-Scape and Storah Architecture
- Planning Statement (dated July 2022), prepared by Turley
- Heritage Statement (dated July 2022), prepared by Turley
- Statement of Community Involvement (dated July 2022), prepared by DWH
- Building Survey Report and Repair Statement (dated February 2022), prepared by Kevin Neary
- Asbestos Re-inspection Report (doc. ref. 70075814; July 2020), prepared by WSP
- Asbestos Management Plan (Issue 09), prepared by Homes England
- Transport Assessment (dated June 2022), prepared by Banners Gate
- Framework Travel Plan (dated 29 June 2022), prepared by Banners Gate
- Flood Risk Assessment (dated December 2019), prepared by Banners Gate
- Section 104 Agreement Plan (drawing ref. 19216 / 100S104), prepared by Banners Gate
- Energy Statement (dated 28/06/2022), prepared by Environmental Economics
- Crime Impact Statement, prepared by GMP Design for Security
- Air Quality Assessment (dated June 2022), prepared by AAC
- Environmental Noise Assessment (document ref. AA20-1012-Ro2v1), prepared by Agility Acoustics

- Ecological Survey & Assessment, including Bat Survey (dated June 2022), prepared by ERAP
- Assessment of Biodiversity Net Gain (dated June 2022; document ref. 2019-300f), prepared by ERAP
- Biodiversity Metric 3.1 Calculation Tool (dated 27/06/22), prepared by ERAP
- Stage 1 Utility Report (dated October 2021), prepared by TDS
- Arboricultural Impact Assessment (document ref. P.1027.18 Rev B June 2022), prepared by Ascerta
- Phase 1 & 2 Geo-Environmental Assessment (doc. ref. KPW-BWB-ZZ-XX-RP-GE-0001_Ph1&2), prepared by BWB
- Landscape Management Plan (document ref. GL1670), prepared by Golby + Luck
- Construction Environmental Management Plan (dated July 2022), prepared by DWH
- Viability Assessment (dated July 2022), prepared by Roger Hannah

I trust that you are in receipt of everything that you need to validate the application and I look forward to receiving confirmation of this shortly. Please get in touch if you have any queries or require anything further.

Yours sincerely



Thomas Lord
Senior Planner

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