



STATEMENT OF COMMUNITY INVOLVEMENT

On behalf of Rochdale Development Agency

In support of its proposed development of the “Corner Plot” for a residential-led, mixed use development

DECEMBER 2023

DOCUMENT REFERENCE: RDA/02 v1

1 BACKGROUND

- 1.1 This report is in support of the Rochdale Development Agency's proposed development at the site known as 'Corner Plot', located at 29-41 Maclure Road. Details of the proposals are set out elsewhere in the submission documents. As described in application the proposal is for:

Demolition of 33-41 Maclure Road and partial demolition at rear of 29-31 Maclure Road and Conversion of 29-31 Maclure Road and Erection of a 6-storey building to provide 38 apartments (Use Class C3) across combined upper floors with ground floor commercial use (Use Classes E(a), E(b), E(c) and E(e)), associated infrastructure and ancillary works

- 1.2 The application site is located within the wider Rochdale Station Area SPD which has been subject to previous consultation as part of its preparation in February to April 2021. That consultation saw strong support from the local community and businesses for the Council's vision and objectives for development over the next 10 years in the regeneration area.

- 1.3 Key issues raised included:

- Majority positive response welcoming the vision and regeneration objectives of the document;
- Lack of clarity on the exact road closures and the impact on residents and local businesses, in particular that the scheme would lead to the closure of parts of Milkstone Road and Lower Tweedale Street;
- Site specific comments in terms of the lack of understanding of context;
- The document did not include the re-instatement of the Rochdale Branch Canal.

- 1.4 No objections were raised by consultees within comments on matters of Green Infrastructure and Heritage Assets.

- 1.5 The adopted SPD identifies the application site as SPD as part of the "Fire Station Block". It sets out that the masterplan proposals include the redevelopment of the single storey building on the corner for high density residential with retail and commercial uses on the ground floor.



2 CONSULTATION UNDERTAKEN

- 2.1 Rochdale Development Agency (RDA) contacted local residents and businesses in November 2023 about its proposed development. The leaflet (Appendix 1) was hand-delivered to all the following properties:

Residential:

- 3-10 Fire Station Yard
- 44-50 Richard Street

Business / Community:

- Haji Cash & Carry
- Nye Bevan House (Pennine Acute NHS)
- Fireground Museum & Café
- Fireground Co-working space
- St John's RC Church
- St John's RC Primary School
- Deen House

- 2.2 Residents and businesses were offered the opportunity to contact the RDA or meet them at a drop-in session held on Wednesday 29th November at the Fire Station Museum between 2pm – 6pm.

Response received

- 2.3 Only one person attend the event. Because of this we do not identify whether this is a resident or business approach to protect privacy.
- 2.4 The attendee had no objection to the proposals. Their concerns and the discussion was primarily over traffic, particularly with interest in the public realm improvements at Station Square and how that may affect matters, and also interest was expressed in the potential for redevelopment of the Haji site, which is also proposed in the SPD.



Comment

- 2.5 With only one comment received which was focused on other matters in the area there is little to be drawn from the consultation, suffice that the community has been involved over a prolonged period of time on the Station Gateway and SPD, including other consultation on the public realm works consented in 2023. That involvement has been overwhelmingly positive in feedback and there is no objection to the proposals being made at Corner Plot.



Appendix 1

Consultation leaflet distributed



Proposed development of land at Station Road / Maclure Road, Rochdale Station Gateway Masterplan

Dear Resident

We are writing to you to let you know about our plan to redevelop land on the corner of Station Road and Maclure Road.

Rochdale Council is progressing plans to build a new apartment block on the site opposite the station entrance. The building will form part of the wider Station Gateway proposals, which will see over £6 million invested into public realm improvements in 2024/25.

The proposal itself sees the conversion of the existing building on Maclure Road, occupied by Chicken Shaq, converted to apartments at first and second floor with the ground floor commercial unit refurbished. The single storey shops will be demolished and replaced by a new building with commercial units at ground floor and apartments above.

The aim is to build a landmark building that creates a gateway to Rochdale for visitors arriving by train or metro-link and reflects the investment that has recently gone into the town centre thereby creating a more attractive gateway arrival space. The scheme also provides much needed housing for the Borough.

As part of the Council's plans to encourage sustainable living, no off street parking will be provided given the excellent transport links and close walking distance into the town centre.

On the reverse of this leaflet is a site location plan and CGI image to help you identify the location of the development.

If you would like to find out more or see some plans please contact us at info@investinrochdale.co.uk. We will also be holding a drop in event in Fire Up, the office space over the Fire Station Museum on Wednesday 29th between 2pm -6pm.

Yours faithfully,

Matt Gilray
Senior Project Officer

