

Mr R Killeen
Rochdale Metropolitan Borough Council
Economy and Environment Planning Service
Number One Riverside
Smith Street
Rochdale
OL16 1XU

27 February 2026
EP ref: 24-641

Dear Mr Killeen

Re: 25/00405/FUL - Land at Greenvale, Bamford

Further to our discussions and correspondence, we have considered your comments on the layout and design and submit the following revised plans and updated reports.

These revisions are for 45 dwellings which is an increase of 2 dwellings, so the description of development needs to be altered as follows:

Demolition of existing dwelling and construction of a residential development for 45 no. dwellings with access and associated works

Please find enclosed:

- Plans
 - 23-025-401Q-Site Layout
 - 23-025-402K -Boundary Treatment Plan
 - 23-025-404H Materials and Hard Surfaces Plan
 - 23-025-407G Electric Vehicle Charging Plan
 - 23-025-408G Parking Provision Plan
 - 23-025-410G Refuse Layout Plan
 - 23-025-411E Street Scenes
 - 23-025-412G Tenure Plan
 - 23-025-512B Man Co Plan
 - BAM-001-NSD Site Entrance Boundary Wall

- BT1000 1.8m Screen Fence
- BT1001 – Timber Gate
- BT1002 1.8m Hit and Miss Fence
- VT1003 900mm Post and 2 Rail Fence
- BT1005 450mm Knee Rail
- BT1200 1.2m Estate Railing
- BT1300 1.8m Screen Wall Abutting Fence
- BT1301 1.8m Screen Wall with Timber Infill Panels
- House Type Plans
 - NW-BAM/GOR/970/05/01 GDI01 - The Gorsefield Floor/Roof Plans and Elevations
 - NW-BAM/PAR/1012/05/01 GDI 01 - The Parkland Floor/Roof Plans and Elevations Brick
 - NW-BAM/PAR/1012/05/01 GDI 01 - The Parkland Floor/Roof Plans and Elevations Stone
 - NW-BAM/MEA/1094/05/01 GDI 01 - The Meadowvale Floor/Roof Plans and Elevations Brick
 - NW-BAM/MEA/1094/05/02 GDI01 - The Meadowvale Floor/Roof Plans and Elevations Stone
 - NW-BAM/HIG/1396/05/02 GDI 00 - The Highstone Elevations Brick
 - NW-BAM/HIG/1396/05/03 GDI 00 - The Highstone Elevations Stone
 - GD/HIG/1396/05/01 GDI 01 - The Highstone Floor and Roof Plans
 - NW-BAM/OAK/1284/05/01 GDI 02 - The Oakrise Floor/Roof Plans and Elevations
 - GD/PEA/1678/05/02 GDI 01 - The Peakridge Elevations Brick
 - GD/PEA/1678/05/03 GDI 01 - The Peakridge Elevations Stone
 - GD/PEA/1075/05/01 GDI 01 - The Peakridge Floor and Roof Plans
 - GD/CAP/2239/05/01 GDI0 - The Capstone Floor Plans
 - NW-BAM/CAP/2241/05/02 GDI02- The Capstone Elevations Brick
 - NW-BAM /CAP/2241/05/03 GDI02- The Capstone Elevations Stone
 - NW-BAM/STA/1906/05/02 GDI02 - The Standish Elevations Brick
 - NW-BAM/STA/1906/05/03 GDI02 - The Standish Elevations Stone
 - GD/STA/1907/05/01 GDI 01- The Standish Floor Plans
 - GD/SDG/D/10/01 – Double Garage Brick
 - GD/SDG/D/10/03 - Double Garage Stone
 - GD/SDG/D/10/04 - Double Garage Stone (Hipped)

- M3886-PA-01-V10 Landscape Layout
- B068938-TTE-00-XX-DR-O-001-P04 Proposed Site Access: Visibility Splay Assessment
- B068938-TTE-00-XX-TR-O-002-P04 Proposed Site Access: Refuse Vehicle Tracking
- Design and Access Statement Rev J by MCK
- Preliminary Ecological Appraisal, and Biodiversity Net Gain by Tyler Grange February 2026
- Bat Aerial Inspection Report Tyler Grange October 2025
- Transport Technical Note 3: Response to TfGM and Rochdale Metropolitan Borough Council Comments
- Flood Risk Assessment by Betts Associates February 2026
- Drainage Strategy by Betts Associates February 2026
- Energy Statement Rev 1
- Heritage Statement
- Archaeological Desk Based Assessment December 2025
- Landscape and Visual Assessment M3886 -LVA-11.24 -V5 by Barnes Walker
- Noise Report P25-168-R01 December 2025

The revised scheme follows the responses to the planning application and specifically the urban design and affordable housing officers' comments. The updated Design and Access Statement sets out further detail on the scheme and the materials which have taken account of officer comments that the local vernacular in Bamford is a mix of materials including stone. Six affordable units are proposed on site which comprise:

- 3 x 3 bed – social rent; and,
- 3 x 4 bed – intermediate.

A number of street trees have been incorporated into the proposals and are set within grass verges in front of properties separated from the garden curtilage by metal estate railings and ornamental hedgerows. These trees and hedgerows would be maintained by the management company in order to provide long lasting landscape structure as they mature. Street trees, combined with garden boundary hedgerows and ornamental shrub planting would ground the proposed built form and create an attractive streetscene with colour, texture and seasonal interest.

The reasoned justification for the allocation in PfE includes a number of improvements which should be delivered by the development of the allocation that include:

- Underground pitch drainage;
- A replacement pavilion incorporating necessary changing facilities and community space; and,
- The provision of a 'red path' around the pitches to accommodate a range of walking and running activities.

As discussed, the site is owned by the Council, however there are no plans or information available from the Council on when the sports hub would be developed. For this application it is agreed that a contribution would be appropriate. We have sought the advice of STRI group who are playing pitch specialists and their advice is set out in the letter submitted with these revisions. They provide indicative cost estimates for Playing Field Improvements which include drainage and a Pavilion Building. Therefore, at this stage, in the absence of any costs or work from the Council, the applicant would be willing to contribute to 10% of the costs of these works

as estimated by STRI Group. We are working on a revised contribution on the building as you considered it should be on a like for like basis.

As to any other heads of terms for a S106, we have not been provided with any other requirements for our consideration so if these can be provided and instructions to the Council solicitor to progress.

On that basis we would be grateful for these revised proposals to be uploaded and consulted upon. Should you require any further information please do not hesitate to contact me.

Yours sincerely
Emery Planning

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Joint Managing Director

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