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Rochdale Metropolitan Borough Council
ROCHDALE MBC,
Economy and Environment,
Planning Service,
Rochdale,
OL16 1XU

26th February 2025

Dear Sir,

**Re: Full Planning Application – Land at Egerton Street (Former New Jerusalem Church),
Middleton, M24 4QD**

**Proposed Development: Construction of Seven Residential Units with Associated Parking
and Gardens**

On behalf of Zest Eco Ltd, we are pleased to submit this full planning application for the construction of seven residential dwellings with associated private gardens, car parking and landscaping at Land on Egerton Street, Middleton.

The site comprises a vacant parcel of land formerly occupied by a place of worship and has remained undeveloped for over ten years. The proposal seeks to deliver a high-quality, sustainable residential development that will make effective use of this brownfield site within an established residential area.

The scheme has been carefully designed to respond positively to its context in terms of scale, layout, massing and materials. The development provides an appropriate level of off-street parking, safe access arrangements and sensitively designed built form that respects neighbouring amenity.

A comprehensive package of technical assessments accompanies this application and demonstrates that the proposals are acceptable in planning, transport, daylight/sunlight and ecological terms.

The Transport Statement confirms that the development will not result in a severe residual impact on the local highway network and that safe and suitable access can be achieved. The Daylight & Sunlight Assessment confirms that impacts on neighbouring properties are within acceptable parameters when assessed against BRE guidance. The Preliminary Ecological Appraisal confirms the site comprises low ecological value habitats and sets out appropriate recommendations, including biodiversity net gain requirements.

A Biodiversity Net Gain (BNG) Phase 1 Report is currently being finalised and will be submitted under separate cover shortly following validation of the application. I set out the full suite of drawings and supporting documents in the tables overleaf.



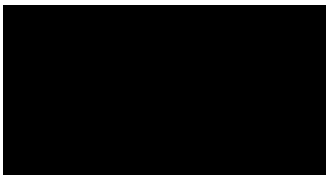
Schedule of Submitted Drawings		
<u>Overall Site</u>		
Drawing Number	Title	Details
2913-URB-ZZ-XX-DR-A-208900	Site Location Plan (As Existing)	1:1250 @ A3 – Rev P00
2913-URB-ZZ-XX-DR-A-208901	Site Location Plan (As Proposed)	1:1250 @ A3 – Rev P00
2913-URB-ZZ-XX-DR-A-208902	Site Block Plan (As Existing)	1:500 @ A3 – Rev P00
2913-URB-ZZ-XX-DR-A-208903	Site Block Plan (As Proposed)	1:500 @ A3 – Rev P00
2913-URB-ZZ-XX-DR-A-208904	Site Plan (As Proposed)	1:200 @ A3 – Rev P00
2913-URB-ZZ-XX-DR-A-208250	Site Elevations (As Proposed) 1 of 2	1:200 @ A3 – Rev P00
2913-URB-ZZ-XX-DR-A-208251	Site Elevations (As Proposed) 2 of 2	1:200 @ A3 – Rev P00
2913-URB-ZZ-XX-DR-A-208350	Site Sections (As Proposed)	1:200 @ A3 – Rev P00
<u>Block 1 – Units A, B & C</u>		
2913-URB-B1-ZZ-DR-A-208150	Floor Plans (As Proposed)	1:100 @ A3 – Rev P00
2913-URB-B1-ZZ-DR-A-208250	Elevations (As Proposed)	1:100 @ A3 – Rev P00
2913-URB-B1-ZZ-DR-A-208251	Colour Elevations (As Proposed)	1:100 @ A3 – Rev P00
<u>Block 2 – Units D, E, F & G</u>		
2913-URB-B2-ZZ-DR-A-208150	Floor Plans (As Proposed)	1:100 @ A3 – Rev P00
2913-URB-B2-ZZ-DR-A-208250	Elevations (As Proposed)	1:100 @ A3 – Rev P00
2913-URB-B2-ZZ-DR-A-208251	Colour Elevations (As Proposed)	1:100 @ A3 – Rev P00

Supporting Documentation	
Input	Specialist
Design & Access Statement	Urban Edge Architects
Daylight & Sunlight Report	Anstey Horne
Preliminary Ecological Appraisal (Ecology)	Arbtech
Biodiversity Net Gain (BNG) Phase 1 Report (to follow)	
Planning Statement	Zest
Transport Statement	Velocity Transport Planning

The proposed development represents an appropriate and sustainable form of residential development within an accessible urban location. It will bring a long-vacant brownfield site back into productive use and contribute positively to local housing supply without resulting in unacceptable impacts on neighbouring amenity, highway safety or ecology.

We respectfully request that the application is validated and progressed to determination at the earliest opportunity. Should you require any further information to assist with your assessment, please do not hesitate to contact us.

Yours faithfully,



Lead Planner | Zest