

26 February 2026
L260209 SAV Cover Letter



Rochdale Metropolitan Borough Council
Economy and Environment
Planning Service
Rochdale
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SUBMITTED VIA PLANNING PORTAL: PP-14635141

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
UNIT A, FINLAN ROAD, STAKEHILL INDUSTRIAL ESTATE, MIDDLETON, M24 2SJ
FULL APPLICATION ON BEHALF OF UBS TRITON PROPERTY FUND**

On behalf of our client, UBS Triton Property Fund (the '**Applicant**'), we are pleased to submit supporting documentation for a full application at Unit A, Finlan Road, Stakehill Industrial Estate, Middleton, M24 2SJ (the '**Site**') for the following development:

"Application for partial demolition of existing building, erection of extension and external alterations to existing building, change of use to allow a flexible use within classes B2, B8 and/or E(g) (iii) along with physical works to reconfigure the site including an extension to the service yard, new hard and soft landscaping and associated infrastructure".

In accordance with the Town and Country Planning (Development Management Procedure) order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms;
- The Planning Statement, prepared by Savills;
- The following suite of drawings prepared by O'Brien and Noel Architects:

Drawing Title	Drawing Reference
Existing Site and Demolition Plan	L100_127 Rev D
Existing Floorplans	L101_127 Rev B
Existing Elevations	L102_127 Rev A
Existing Elevations	L103_127 Rev A
Existing Sections	L104_127 Rev A
Existing Site Photos & 3D View	L105_127 Rev A
Existing Topographical Plan	L106_127 Rev A
Existing Location Plan	L107_127 Rev B
Proposed Site Plan	P100_127 Rev E
Proposed Floorplans	P101_127 Rev D
Proposed Elevations	P102_127 Rev C
Proposed Elevations	P103_127 Rev C
Proposed Sections	P104_127 Rev C
Proposed Landscape Plan	P105_127 Rev F
Proposed 3D Views	P106_127 Rev C
Proposed 3D Views	P107_127 Rev C
Proposed Bin Stores	P108_127 Rev C

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- This planning application is also accompanied by the following suite of technical reports:

Document Title	Document Reference	Author
Design and Access Statement	P109 RevD	O'Brien & Noel Architects
Transport Statement including Travel Plan	VN232605	Vectos
Geo-Environmental Assessment	90720.554769	Delta-Simons
Energy and Sustainability Statement	120999.649226	Lucion Delta-Simons Ltd
Arboricultural Impact Assessment	120999.649224	Lucion Delta-Simons Ltd
Arboricultural Method Statement & Tree Protection Plan	120999.649224	Lucion Delta-Simons Ltd
Ecological Impact Assessment	120999.649224	Lucion Delta-Simons Ltd
Biodiversity Net Gain Assessment	120999.649224	Lucion Delta-Simons Ltd
BNG Calculator	-	Lucion Delta-Simons Ltd
Flood Risk Assessment and Drainage Strategy	120999	Lucion Delta-Simons Ltd
Utilities Report	2880-CWC-XX-RP-N-0001	Crookes Walker Consulting
ME Services Condition Summary Report	2880-CWC-XX-RP-N-0002	Crookes Walker Consulting
Noise Impact Assessment	120999.667744	Lucion Delta-Simons Ltd
Air Quality Assessment	649225.120999	Lucion Delta-Simons Ltd

We trust that the details included above and on the enclosed drawings provide you with sufficient information to register and consider the application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact either Monika Somogyi or Brad Wiseman at these offices.

Yours faithfully,



Savills (UK) Ltd
Planning